

APPLICATION FOR PLANNED COMMERCIAL DISTRICT DEVELOPMENT TEXT

Resubmitted on August 30th, 2016

Resubmitting on September 27th, 2016 for Final Development Plan

(1) Name, address, and phone number of applicant.

Global Land Development, LLC
c/o Brexton
815 Grandview Avenue
Columbus Ohio 43215

(2) Name, address, and phone number of registered surveyor, registered engineer and/or urban planner assisting in the preparation of the preliminary development plan.

Civil Engineer
Steve Fox, P.E. The Mannik Smith Group, 815 Grandview Ave. Columbus, OH 43215
614-452-4628 ph
sfox@manniksmithgroup.com

Landscape Architect
Todd Faris, Faris Planning and Design, 243 N. Fifth Street, Suite 401, Columbus OH 4215
614-487-1964 ph
tfaris@farisplanninganddesign.com

Architect
Nikki Wildman
MS Consultants
2221 Schrock Road, Columbus, Ohio 43229
614-898-7100 ph
nwildman@msconsultants.com

(3) A list containing the names and mailing addresses of all owners of property contiguous to, directly across the street from and within 250 feet of the property in question.

Submitted on Previous Application:
Attached as Exhibit A. All adjacent neighbors have been contacted by Applicant and informed of the project and its specific. The adjacent property owner to the north is aware of and in support of the north setback variance request; the adjacent property owner to the east is in support of the detention modifications.

(4) Legal description of the property.

Submitted on Previous Application:
See Exhibit B for legal description. Legal description for the 1 acre detention will be provided as part of the lot split.

(5) A description of present use(s) on and off of the land.

The property is currently a vacant site with no structures.

- (6) **Draft of a proposed Ordinance, prepared with the advice and counsel of the Director of Law, establishing this specific Development Plan as an additional effective zoning control over the land in question, consistent with the continuing authorities of the current Planned District zoning in these areas provided for elsewhere in this Zoning Ordinance.**

Ordinance to be submitted by City of Powell.

Per Staff report, the intended use is permitted in Wolf Commerce Park and anticipated to be developed within the requirements of the Planned Industrial District for office/warehouse or other uses per Section 2 a.

- (7) **A vicinity map at a scale approved by the Zoning Inspector showing all property lines, existing streets and alleys, approved future streets and land uses on adjacent Planned District areas, transportation and land use elements of the Municipality's adopted Comprehensive Plan, current zoning classifications and boundaries, and current land uses on the site of the proposed Planned District development and in the surrounding areas to the physical extent deemed necessary by the Zoning Inspector, but no less than 250 feet beyond the limits of the proposed Planned District Development Plan.**

Submitted with previous application:

See Exhibit C for Vicinity Map.

- (8) **A preliminary development plan at a scale approved by the Zoning Administrator illustrating:**

See Exhibit D&E for Final Development Plan.

- A. The property line definition and dimensions of the perimeter of the site;**

See Exhibit D&E for Final Development Plan.

- B. Right-of-ways and paving widths of all existing, currently platted, and previously approved Planned District streets and alleys adjacent to, on, or abutting the site;**

See Exhibit D&E for Final Development Plan.

- C. The area of the site and its subareas in acres;**

Total site is 3.02 +/- acres. There are no subareas.

- D. The topography of the site and abutting areas at no more than five (5) foot contour intervals;**

See Exhibit D&E for Final Grading/Utility Plan.

- E. Existing surface drainage ways and surface sheet flow patterns;**

See Exhibit D&E for Final Grading/Utility Plan.

- F. Flood plain areas, ravine-bottom areas, and areas of ground slope in excess of six (6) percent;**

No, see Exhibit D&E for Final Grading/Utility Plan.

- G. Existing vegetation on the site with the specific tree spots for all trees six (6) inches in diameter or greater, measured twenty-four (24) inches from the ground;**

Single tree to be preserved on site as noted on Landscape Plan, Exhibit F.

- H. Existing easements on the site with notations as to their type, extent, and nature;**

See Exhibit D&E for Final Development Plan.

- I. The location and dimensions of existing utilities on and adjacent to the site, including the nearest sanitary sewer, with manhole invert elevations;**

See Exhibit D&E for Final Grading/Utility Plan

- J. Calculation of the maximum residential units permitted on the site under the terms of the Zoning Ordinance, including delineation of the sub-districts of the site upon which these calculations have been made;**

N/A

- K. A preliminary plan for the first, or next, phase of site development illustrating;**

- 1. New street centerlines, right-of-ways, and street classification types;**

N/A

- 2. Names of existing and proposed streets;**

N/A

- 3. Generalized lot and block layouts, indicating and illustrating property lines, minimum lot areas, minimum building setbacks and yards, location and extent of major off-street parking areas, etc.;**

See Exhibit D&E for Final Development Plan.

- 4. Subareas of the site to be developed, by land use type, housing types, and housing densities, including subarea statistics;**

There are no subareas identified.

- 5. All proposed structures shall be located showing square footage, tenant or user types, and expected entranceways and service or loading areas;**

See Exhibit D&E for Final Development Plan.

- 6. Common open areas, public lands, and natural scenic easements, including the area of each;**

N/A

7. Proposed landscape treatment of the site;

See Landscape Plan attached as Exhibit F.

The landscape plan has been revised to include the trees to the east; moved trees from the north side of the building, labeled and counted all plants and determined that we exceed requirements; added sign planting. Modified to reflect current site plan.

Previous Application:

The landscape plan has been revised to include required foundation plantings and lot coverage trees per code. The landscape has been dispersed around the entire building and parking area to accentuate the architecture and soften the parking lot.

The required buffer to the south has been thinned out per staff comments and trees relocated along north and east facades.

The additional mounding and evergreen screen to the south accomplishes the screening required and would allow for the 60' setback to be reduced by up to 50% (only 17% reduction requested, or 50' setback is shown).

Additionally, per staff comments, a secondary tree screen is provided along the east edge of reconfigured detention area to provide more screening from Liberty Road.

8. Proposed utility patterns and provisions, including sanitary sewer, individual waste disposal systems, storm sewer, trash collection systems, outdoor lighting, and water supply, including relevant easements and engineering feasibility studies or other evidences of reasonableness;

See Exhibit D&E for Final Grading/Utility Plan.

Modifications from previous submission include added bio-retention for water quality, added telecom and electric; provided location for monument sign; prevised parking layout slight, added handicapped parking, added preliminary grading, revised mound along village park, added fire lane on neighbor, north of the building; included the extra 1 ac in the "calculated areas" portion of the text on Sheet 1.

Lighting is provided by wall-pacs on the building per the elevation. No exterior dumpster; trash is handled inside the building.

9. Provisions for accommodating surface drainage runoff;

See Exhibits D&E for Final Grading/Utility Plan. Applicant to meet with the city engineering staff to come to an agreement on storm water quality & quantity. The existing detention basin will be enlarged to the property to the east to accommodate the filling of the western portion of the basin.

Bio-Retention basins will be added to accommodate the water quality requirement.

10. Proposed architectural design criteria;

See Exhibit G for conceptual architectural elevations.
Modifications from previous application:

The building design revisions include further development of the building façades and architectural elements based on direction from the City of Powell Architectural Advisor. Some of these architectural revisions include refining the West Elevation to include a “cap” element to the top of the center glass storefront system. This is achieved using a sun-shade device that is integral with the storefront system to add additional depth to the facade with a 36” projection. The sun-shade provides a horizontal transition from the third floor clear vision glass of the storefront system to the opaque spandrel glass panels above. The ground level canopy over the building entrance was further developed with a pre-finished metal framing system to compliment the metal cornice elements and sun-shade device. Other design modifications included limiting spandrel glass windows to the north façade only where the public visibility is the greatest.

Previous Application:

The proposed self-storage building is a fully enclosed, three story building approximately 222’-8” x 132’ at 29,355 sf per floor with 10’-6” floor to floor heights for a total height of 31’-6” to the top of the roof. The highest parapet wall extends an additional 4’-6” to conceal any rooftop equipment. The building is oriented with the primary building entrance located to the west along Village Park Drive. The secondary building elevations are oriented toward planned industrial and office properties to the north and east and planned residential property to the south.

The building design consist of a steel and masonry structure with a combination of utility brick at the ground level and insulated metal panels on the upper two levels. The size and scale of the building is minimized with varying building heights, materials and wall depths. There are four corner elements of the building that project out 8” from the façade and up 42” above the roof line with a deeper red masonry wall and complimentary red insulated metal panels. These corner building elements include a solder brick course with a stone cap, large insulated glass window system and a deep metal cornice element. These corner elements frame a center bay panel using a contrasting tan colored insulated metal panel and complimentary brick base that projects approximately 8” form the adjacent façade. This primary west façade will include a steel and metal canopy over the main office entrance and loading doors to the building and complimentary wall mounted light fixtures to illuminate the parking areas.

This self-storage building will be fully enclosed with no exterior storage doors or overhead doors. All storage units will be accessible from the west entrance doors through internal corridors, stair towers and elevators. The building will be fully conditioned with a series of interior mechanical units

and rooftop condensers. The rooftop equipment will be located on the roof behind higher parapet walls to fully conceal the equipment.

There will be no external dumpsters, trash is handled internally.

- 11. Proposed pedestrian/jogging/bicycle pathways and equestrian paths, including locations, dimensions, landscape and construction, including relationships of such pathways to existing and proposed future pathways on surrounding property;**

N/A

- 12. Overall site development statistics comparing this plan for development with requirements of this Zoning Ordinance and with the comprehensive plan and indicating that all requirements of this Zoning Ordinance and the comprehensive plan have been met in this preliminary plan and will be met in final development.**

The plan incorporates the direction given to the applicant by the planning and zoning director, as well as comments and suggestions by the Planning and Zoning Commission.

Per Staff report, the intended use is permitted in Wolf Commerce Park and anticipated to be developed within the requirements of the Planned Industrial District for office/warehouse or other uses per Section 2 a.

The following variances are being requested:

1. Reduce north setback from 50' to 10'.
2. Reduce south landscape buffer from 60' to +/-50'.
3. Plan confirmation of vacation of existing north/south 60' landscape easement (appropriate landscaping has been added to the east and north elevation).
4. Logo on the front/west elevation allowed to be included as depicted on the architectural elevations.

- L. Projected development schedule by subareas of the entire planned development site, and for the first, or next phase of development, including land uses, public areas, natural and scenic reserves, streets, building, utilities, and other facilities, indicating the relationship of the proposed development to existing and probable uses of surrounding areas during the development timetable.**

N/A

- M. An overall traffic scheme, illustrating points of access, parking areas, including the number of parking spaces and indicating visitor, employee and service traffic flow, illustrating calculated peak hour traffic use for residents and employees as well as deliveries and other transport and the effect of this traffic on the community traffic ways.**

Included in Previous Application:

See Exhibit D&E for final development plan. See traffic market intelligence as Exhibit H.

N. If to be developed in phases, the entire site development shall be described in outline and diagrammatic plan form, and in a complementing detailed text in a manner calculated to assure City officials that Planned Development requirements and other requirements of this Zoning Ordinance shall be met in the detailed development of the phases to follow, and that the entire Planned Development area will meet all of the requirements of this Zoning Ordinance, such diagrams and descriptive texts being accepted with, and becoming a part of the extended zoning plan for the entire site.

N/A

- (9) Evidences of the ability of the applicant to carry forth its plan by control of the land and the engineering feasibility of the plan, and that the applicant has sufficient control over the land and financing to initiate the proposed development plan phase within two (2) years.**

The Applicant has a contract on both of the properties with the land seller. Both of the north property owners and the property owner to the east are supportive of the setback requests and the conceptual plan for the drainage.

Applicant is the 6th largest developer in Central Ohio according to Columbus CEO Magazine. Applicant completed \$70M worth of projects in 2015 and has an additional \$70M in progress currently.

In addition to a multitude of other projects, applicant has completed 2 self-storage projects recently, and is beginning construction on 2 additional projects in the next 30 days. One of the two projects starting soon is in the Brewery District and has approval from the Brewery District Commission.

This product type is highly sought after from the capital markets; financing is plentiful as demonstrated by our initial project successes.

- (10) Evidence of the applicant's ability to post a bond if the plan is approved assuring completion of public service facilities to be constructed within the project area by the developer.**

N/A

- (11) Verification by the owner of the property that all the information in the application is true and correct to the best of his knowledge.**

The applicant has reviewed the included information in the Final Development Plan submittal and believes it to be true and correct to the best of the applicant's knowledge.

- (12) A statement of the character and nature of the development including the cost range or rent levels for housing in residential development and the general types of business or industrial and commercial developments.**

Tri-Village Self-Storage (TVSS) is a state of the art, clean and safe evolution of a self-storage operation.

TVSS Powell will be a complete climate-controlled location that allows the consumer complete-control to fit their lifestyle. The consumer will be able to interact with the TVSS on-site staff or use a Fully Automated Kiosk to avoid the delay of human interaction.

TVSS insures, land is developed for solid future Taxes with no impact on City Schools and virtually no to low impact on Utilities and Traffic. TVSS also insures the design and finishes are in harmony with the community requirements and surroundings. TVSS has perfected what the public is demanding Safe, Quiet, Secure, Clean and Attractive self-storage for the future.

TVSS is community-focused business, founded on Integrity and Quality by the parent company, Brexton Development and Construction.

Special attention has been focused on the architectural details of the building to assure its compatibility with surrounding projects. Attention will be given to the views from surrounding streets and the buffer on the southern side of the building to provide beautification of the façade so as to appeal to the apartment project to the south and its residents.

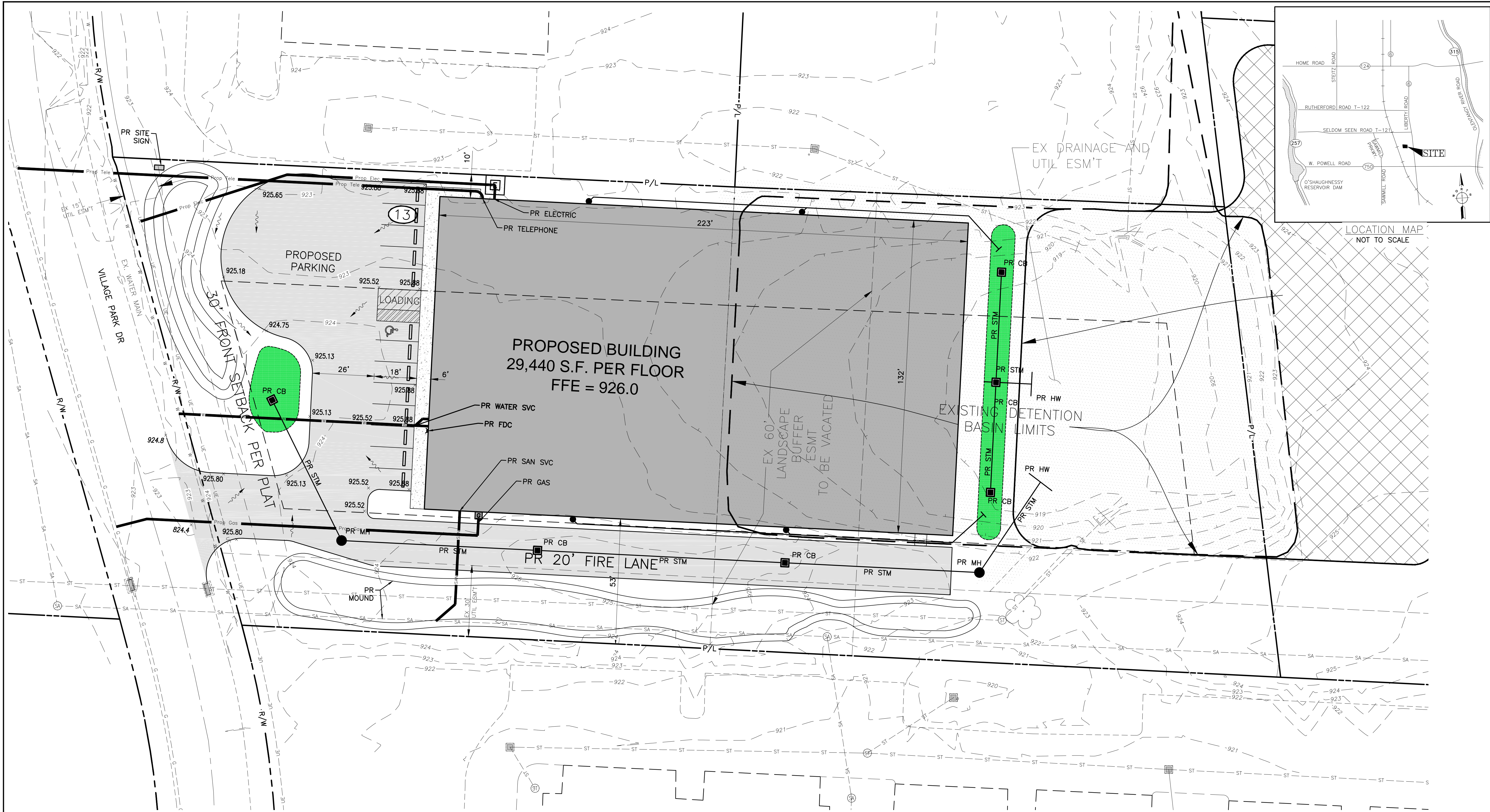
The cost is approximately \$8,500,000.

- (13) A statement of the general impact the development will have on the infrastructure, municipality and schools including projected demographics, a traffic impact study and a fiscal impact analysis may be required by the Planning and Zoning Commission.**

The impact that luxury self-storage is very light compared to other uses and creates positive net revenue to the city after expenses. This compares favorably to the city expense for either office or multifamily utilizing census data indicating that this project utilizes 10% of the cost of city services as compared to office, and .05% as compared to multifamily. TVSS produces a positive net revenue. See Exhibit I and note the research references utilized.

- (14) A fee as established by ordinance.**

The fee of \$581.20 has been provided with this submission.



SITE DATA

ADDRESS: VILLAGE PARK DRIVE
PID: 31942306008000
SITE AREA: 2.02 +/- ACRES PLUS 0.929 ACRE PURCHASE
ZONING: PLANNED INDUSTRIAL DISTRICT
LAND USE:
EXISTING: OPEN FIELD
PROPOSED: LUXURY SELF STORAGE
BUILDING AREA: 88,065 SF
BUILDING HEIGHT: 36'-0"
PARKING (VEHICLE): 13 SPACES

CALCULATED AREAS (AC):
GREENSPACE 2.116 AC (70.0%)
IMPERVIOUS 0.904 AC (30.0%)
3.02 ACRES
131,555 SQUARE FEET

TO ACCOMMODATE THE NEW DETENTION BASIN EXPANSION, AN ADJOINING PARCEL OF 1 ACRE WILL BE PURCHASED TO THE EASTERN SIDE OF THE PROPERTY.

FILL VOLUME: 86,644 CUBIC FEET
EXPANSION VOLUME: 117,808 CUBIC FEET

ENGINEER

THE MANNIK & SMITH GROUP, INC.
815 GRANDVIEW AVENUE, SUITE 650
COLUMBUS, OHIO 43215
CONTACT: STEVE E. FOX, PE
PHONE: 614-441-8702
EMAIL: SFOX@MANNIKSMITHGROUP.COM

OWNER

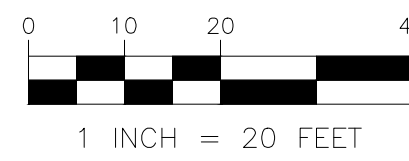
ROOD FAMILY LIMITED PARTNERSHIP
434 VILLAGE PARK DRIVE
POWELL, OHIO 43065
CONTACT: BRYAN ROOD
PHONE: 614-430-8052

DEVELOPER

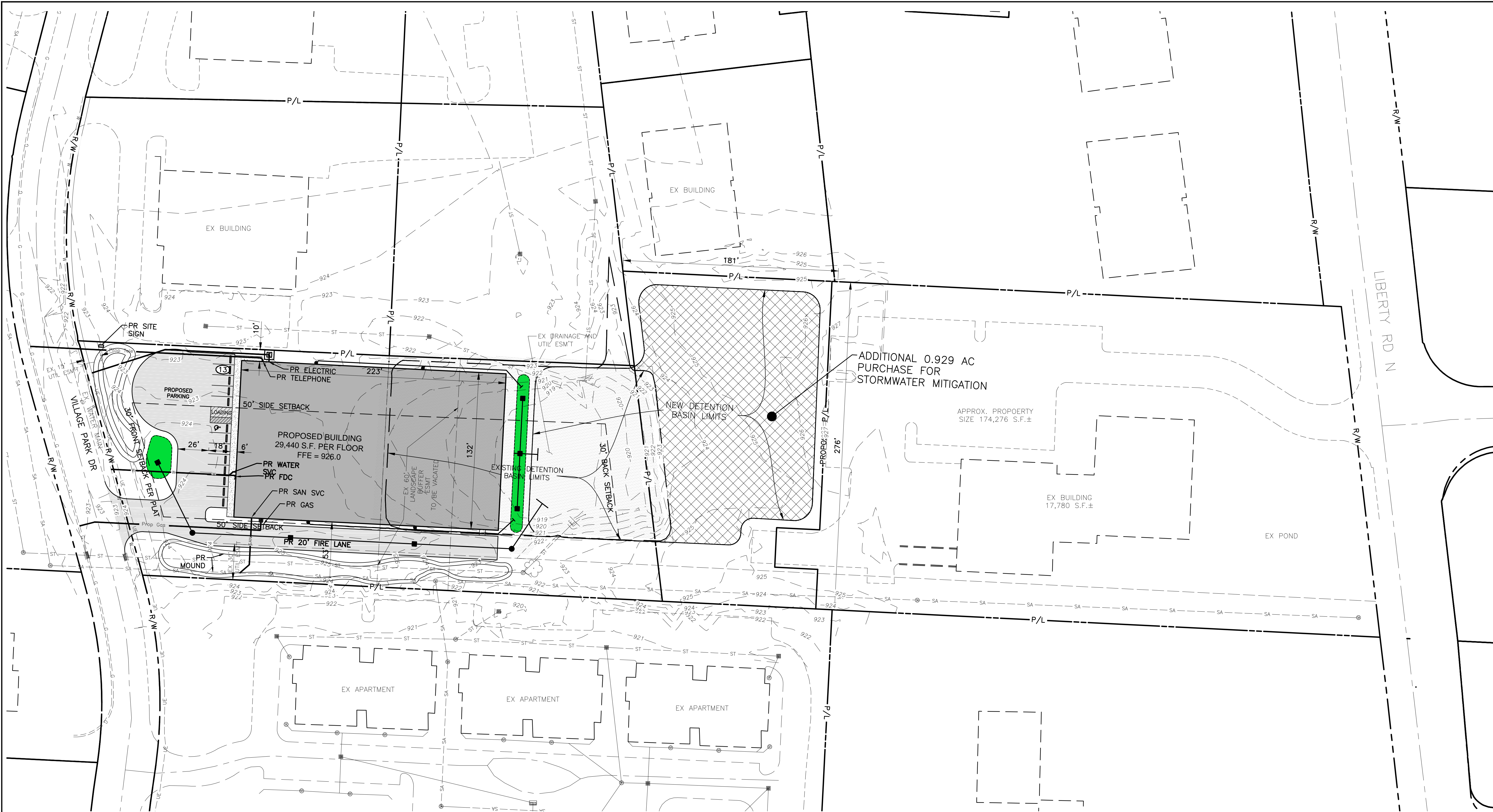
BREXTON CONSTRUCTION, LLC
815 GRANDVIEW AVENUE, SUITE 300
COLUMBUS, OH 43215
CONTACT: MARK CAULK
PHONE: 614-441-4110
EMAIL: MARK.CAULK@BREXTONLLC.COM

BIO-RETENTION AREA

GRAPHIC SCALE



NO.	DATE	BY	DESCRIPTION
1	09/26/2016		
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			
42			
43			
44			
45			
46			
47			
48			
49			
50			
51			
52			
53			
54			
55			
56			
57			
58			
59			
60			
61			
62			
63			
64			
65			
66			
67			
68			
69			
70			
71			
72			
73			
74			
75			
76			
77			
78			
79			
80			
81			
82			
83			
84			
85			
86			
87			
88			
89			
90			
91			
92			
93			
94			
95			
96			
97			
98			
99			
100			
101			
102			
103			
104			
105			
106			
107			
108			
109			
110			
111			
112			
113			
114			
115			
116			
117			
118			
119			
120			
121			
122			
123			
124			
125			
126			
127			
128			
129			
130			
131			
132			
133			
134			
135			
136			
137			
138			
139			
140			
141			
142			
143			
144			
145			
146			
147			
148			
149			
150			
151			
152			
153			
154			
155			
156			
157			
158			
159			
160			
161			
162			
163			
164			
165			
166			
167			
168			
169			
170			
171			
172			
173			
174			
175			
176			
177			
178			
179			
180			
181			
182			
183			
184			
185			
186			
187			
188			
189			
190			
191			
192			
193			
194			
195			
196			
197			
198			
199			
200			
201			
202			
203			
204			
205			
206			
207			
208			
209			
210			
211			
212			
213			
214			
215			
216			
217			
218			
219			
220			
221			
222			
223			
224			
225			
226			
227			
228			
229			
230			
231			
232			
233			
234			
235			
236			
237			
238			
239			
240			
241			
242			
243			
244			
245			
246			
247			
248			
249			
250			
251			
252			
253			
254			
255			
256			
257			
258			
259			
260			
261			
262			
263			
264			
265			
266			
267			
268			
269			
270			
271			
272			
273			
274			
275			
276			
277			
278			
279			
280			
281			
282			
283			
284			
285			
286			
287			
288			
289			
290			
291			
292			
293			
294			
295			
296			
297			
298			
299			
300			
301			
302			
303			
304			
305			
306			
307			
308			
309			
310			
311			
312			
313			
314			
315			
316			
317			
318			
319			
320			
321			
322			
323			
324			
325			
326			
327			
328			
329			
330			
331			
332			
333			
334			
335			
336			
337			
338			
339			
340			
341			
342			
343			
344			
345			
346			
347			
348			
349			
350			
351			
352			
353			
354			
355			
356			
357			
358			
359			
360			
361			
362			
363			
364			
365			
366			
367			
368			
369			
370			
371			
372			
373			
374			
375			
376			
377			
378			
379			
380			
381			
382			
383			
384			
385			
386			
387			
388			
389			
390			
391			
392			
393			
394			
395			
396			
397			
398			
399			
400			
401			
402			
403			
404			
405			
406			
407			
408			
409			
410			
411			
412			
413			
414			
415			
416			
417			
418			
419			
420			
421			
422			
423			
424			
425			
426			
427			
428			
429			
430			
431			
432			
433			
434			
435			
436			
437			
438			
439			
440			
441			
442			
443			
444			
445			
446			
447			
448			
449			
450			
451			
452			
453			
454			
455			
456			
457			
458			
459			
460			
461			
462			
463			
464			
465			
466			
467			
468			
469			
470			
471			



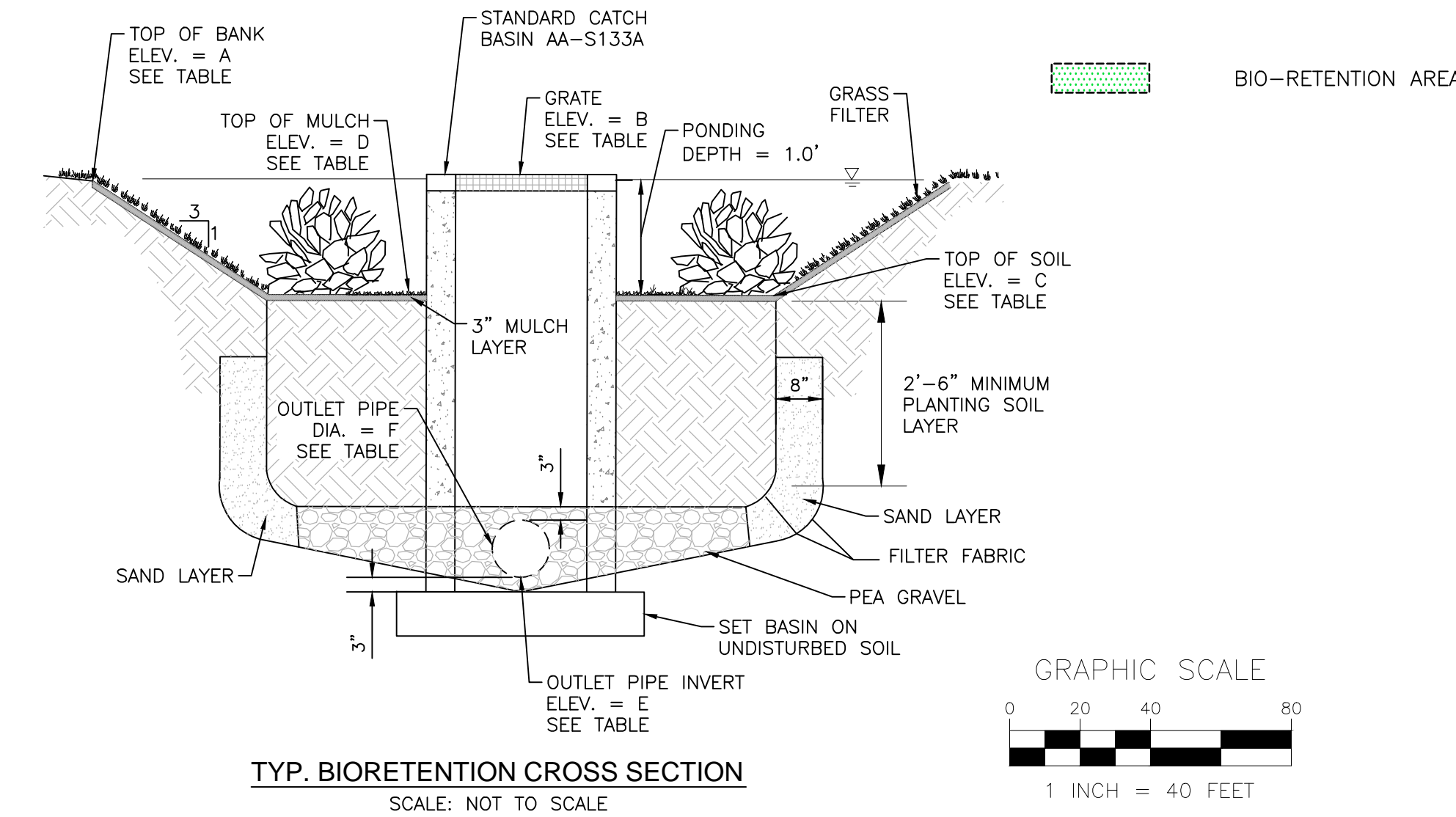
OWNER

ROOD FAMILY LIMITED PARTNERSHIP
434 VILLAGE PARK DRIVE
POWELL, OHIO 43065
CONTACT: BRYAN ROOD
PHONE: 614-430-8052

PID#: 3194230608000

TO ACCOMMODATE THE NEW DETENTION BASIN EXPANSION, AN ADJOINING PARCEL OF 1 ACRE WILL BE PURCHASED TO THE EASTERN SIDE OF THE PROPERTY.

FILL VOLUME: 86,644 CUBIC FEET
EXPANSION VOLUME: 117,808 CUBIC FEET



TYP. BIORETENTION CROSS SECTION
SCALE: NOT TO SCALE

NO.	DATE	BY	DESCRIPTION
1	09/26/2016		
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			
42			
43			
44			
45			
46			
47			
48			
49			
50			
51			
52			
53			
54			
55			
56			
57			
58			
59			
60			
61			
62			
63			
64			
65			
66			
67			
68			
69			
70			
71			
72			
73			
74			
75			
76			
77			
78			
79			
80			
81			
82			
83			
84			
85			
86			
87			
88			
89			
90			
91			
92			
93			
94			
95			
96			
97			
98			
99			
100			

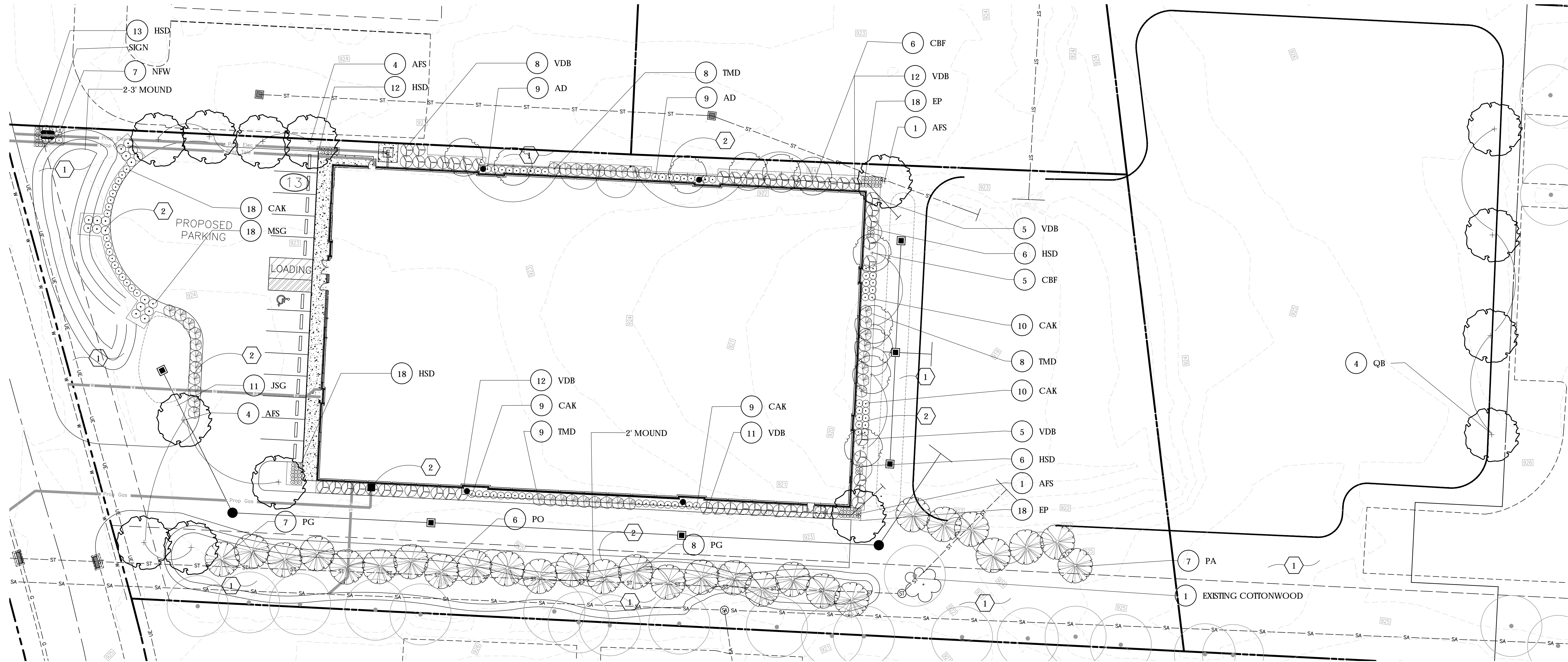
TECHNICAL SKILL
CREATIVE SPIRIT.

Mannik Smith Group
www.MannikSmithGroup.com

TVSS VILLAGE PARK
BREXTON, LLC
VILLAGE PARK DR
POWELL, OHIO

FINAL
DEVELOPMENT PLAN





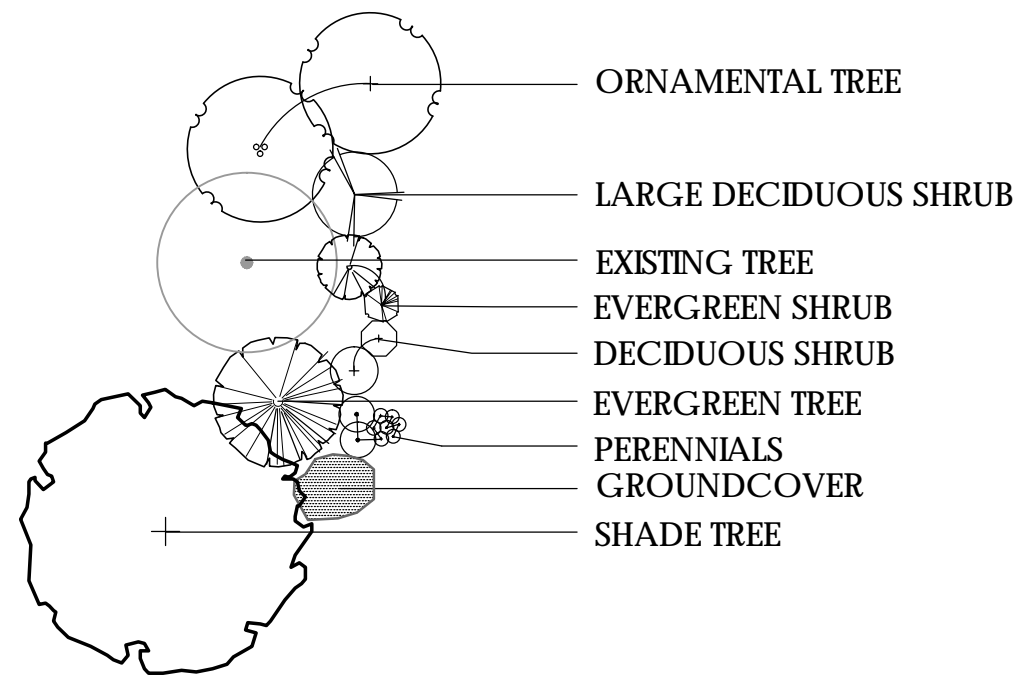
1145.30 MINIMUM REQ.'D TREES	
REQUIRED	PROPOSED
MIN. OF 47 CALPER INCHES FOR +/-45,115 SQ. FT. OF COVERAGE	19 TREES @ 2.5" CAL. FOR 47.5 TOTAL CALPER INCHES

1145.31 PARKING AREA TREE REQ.'S	
REQUIRED	PROPOSED
MIN. 1 TREE @ 1 1/2" CAL. PER 8 SPACES	2 TREES@ 2 1/2" CAL. FOR 12 SPACES

1145.32 BLDG. FOUNDATION REQ.'S	
REQUIRED	PROPOSED
MINIMUM:	MINIMUM:
70% PLANTED	71% PLANTED
5 SHRUBS/40 L.F. PERIMETER (90)	90 SHRUBS FOR 719 L.F. PERIMETER
10 PERENNIALS OR ANNUALS/40 L.F. PERIMETER (180)	190 PERENNIALS OR ANNUALS FOR 719 L.F. PERIMETER

REQUIRED	PROPOSED
EACH PLANNED INDUSTRIAL DISTRICT SHALL BE BUFFERED AT ITS PERIMETER FROM ADJACENT RESIDENCES, RESIDENTIAL ZONES, RESIDENTIAL AREAS OF PLANNED DISTRICTS, CHURCH SITES, PUBLIC AND PRIVATE PARKLAND, AND/OR PUBLIC ROADS WITH DENSE PLANTING STRIPS NO LESS THAN SIXTY (60) FEET DEEP LOCATED ON THE PLANNED INDUSTRIAL SITE NONRESIDENTIAL BUILDINGS OR USES SHALL NOT BE LOCATED NOR CONDUCTED CLOSER THAN FORTY (40) FEET TO ANY LOT LINE OF A RESIDENTIAL DISTRICT, EXCEPT THAT THE MINIMUM YARD REQUIREMENTS MAY BE REDUCED TO FIFTY (50) PERCENT OF THE REQUIREMENT IF ACCEPTABLE LANDSCAPING OR SCREENING APPROVED BY THE ZONING ADMINISTRATOR IS PROVIDED. SUCH SCREENING SHALL BE A MASONRY WALL OR SOLID FENCE BETWEEN FOUR (4) AND EIGHT (8) FEET IN HEIGHT MAINTAINED IN GOOD CONDITION AND FREE OF ALL ADVERTISING OR OTHER SIGNS. LANDSCAPING PROVIDED IN LIEU OF SUCH WALL OR FENCE SHALL CONSIST OF A STRIP OF LAND NOT LESS THAN TWENTY (20) FEET IN WIDTH PLANTED WITH AN EVERGREEN HEDGE OR DENSE PLANTING OR EVERGREEN SHRUBS NOT LESS THAN FOUR (4) FEET IN HEIGHT AT THE TIME OF PLANTING.	50' +/- SETBACK 2' HEIGHT MOUND DENSE EVERGREEN PLANTINGS AT 6' HEIGHT MIN

PLANT KEY TYPICALS
SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



GENERAL PLANTING NOTES:

- ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
- ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
- PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- PLANTING BEDS SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
- ALL PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12".
- ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
- SODDING / SEEDING BY LANDSCAPE CONTRACTOR.
- THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED/ SODDED.
- ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

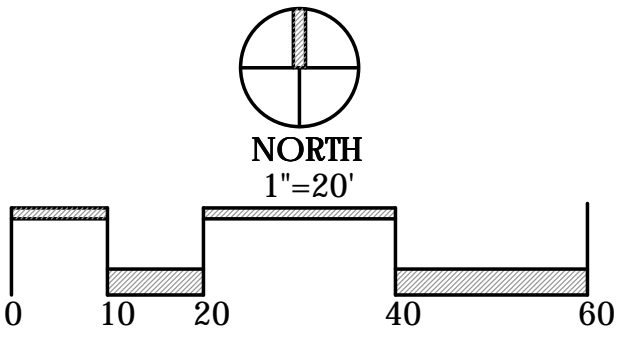
PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
TREES						
11	CBF	CARPINUS BETULA FRANS FOUNTAINE	FRANS FOUNTAINE HORNBEAM	2.5" CAL.	B & B	MATCHED FORM
10	AFS	ACER FREEMANI 'SIENNA GLENN'	SIENNA GLENN MAPLE	2.5" CAL.	B & B	
4	QB	QUERCUS BICOLOR	SWAMP WHITE OAK	2"	B & B	
7	PA	PICEA ABIES	NORWAY SPRUCE	6' HGT.	B & B	
6	PO	PICEA OMORIKA	SERBIAN SPRUCE	6' HGT.	B & B	
15	PG	PICEA GLAUCA	WHITE SPRUCE	6' HGT.	B & B	
SHRUBS						
11	JSG	JUNIPERUS CHINENSIS SEA GREEN	SEA GREEN JUNIPER	24" HGT	B & B	
25	TMD	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	24" HGT	B & B	
54	VDB	VIBURNUM DENTATUM 'BLUE MUFFIN'	BLUE MUFFIN VIBURNUM	24" HGT	CONT.	
PERENNIALS/ORNAMENTAL GRASSES						
18	AD	ARUNCUS DIOICUS	GOATSBEARD	2 GAL	CONT.	
55	HSD	HEMEROCALLIS STELLA D' ORRO	STELLA D' ORRO DAYLILLY	1 GAL	CONT.	
36	EP	ECHINACEA PURPUREA	PURPLE CONEFLOWER	1 GAL	CONT.	
56	CAK	CALAMAGROSTIS ACUTIFLUA 'KARL FORESTER'	KARL FORESTER GRASS	1 GAL	CONT.	
18	MSG	MISCANTHUS SINENSIS VARIEGATUS	VARIEGATED MAIDEN GRASS	2 GAL	CONT.	
7	NEP	NEPETA CATMINT	WALKERS LOW CATMINT	1 GAL	CONT.	

CONSTRUCTION NOTES:

- LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 2' MOUND- FINAL LOCATION AND CONFIGURATION SUBJECT TO FINAL ENGINEERING



REVISIONS

FINAL DEVELOPMENT
PLAN- LANDSCAPE
PLAN

TVSS VILLAGE PARK
PREPARED FOR
BREXTON
815 GRANDVIEW AVENUE
COLUMBUS, OH 43215
Q 447 5582 C 618 602 689

Paris Planning & Design
LAND PLANNING
2435 N. 54th Street
P 681.9 487.1964
LANDSCAPE ARCHITECTURE
Suite 401
Columbus, OH 43215
www.parisplanninganddesign.com

DATE9/26/16

PROJECTXXXXXX

SHEET

L-1
EXHIBIT F



WEST PERSPECTIVE RENDERING IN CONTEXT

SUPPLEMENTARY

Page 1



©2015 Brexton LLC all rights reserved



ms consultants, inc.
engineers, architects, planners

FINAL DEVELOPMENT PLAN
TRI-VILLAGE SELF STORAGE
VILLAGE PARK DR
POWELL, OH



10/12/2016



AERIAL VIEWS OF SITE



BUILDING IN PHOTO
VIEW FROM SELDOM SEEN



VIEW FROM LIBERTY
PROPOSED BUILDING DASHED IN
BEHIND EXISTING LANDSCAPE

EXHIBIT G



©2015 Brexton LLC all rights reserved



ms consultants, inc.
engineers, architects, planners

FINAL DEVELOPMENT PLAN
TRI-VILLAGE SELF STORAGE
VILLAGE PARK DR
POWELL, OH



10/12/2016



EXISTING LANDSCAPE BUFFER
AT ABBOTSGATE APARTMENT
(NORTHEAST VIEW)

4



EXISTING ABBOTSGATE APARTMENT
(SOUTH VIEW)

6



(NORTHWEST VIEW)

5



EXISTING ABBOTSGATE APARTMENT
(SOUTH VIEW)

7

SITE VIEWS

SUPPLEMENTARY

Page 3



©2015 Brexton LLC all rights reserved



ms consultants, inc.
engineers, architects, planners

FINAL DEVELOPMENT PLAN
TRI-VILLAGE SELF STORAGE
VILLAGE PARK DR
POWELL, OH



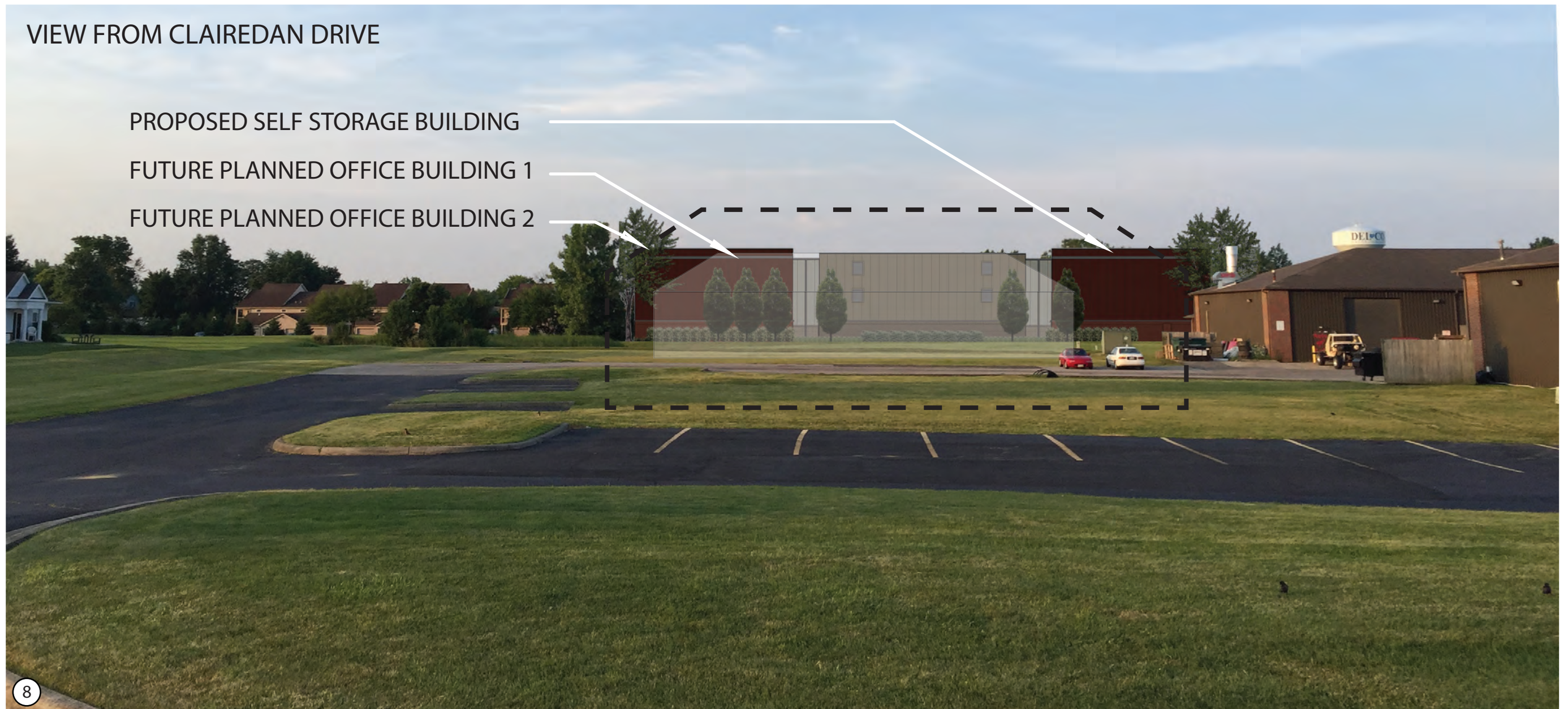
10/12/2016

VIEW FROM CLAIREDDAN DRIVE

PROPOSED SELF STORAGE BUILDING

FUTURE PLANNED OFFICE BUILDING 1

FUTURE PLANNED OFFICE BUILDING 2



SITE VIEWS

SUPPLEMENTARY

Page 4



©2015 Brexton LLC all rights reserved

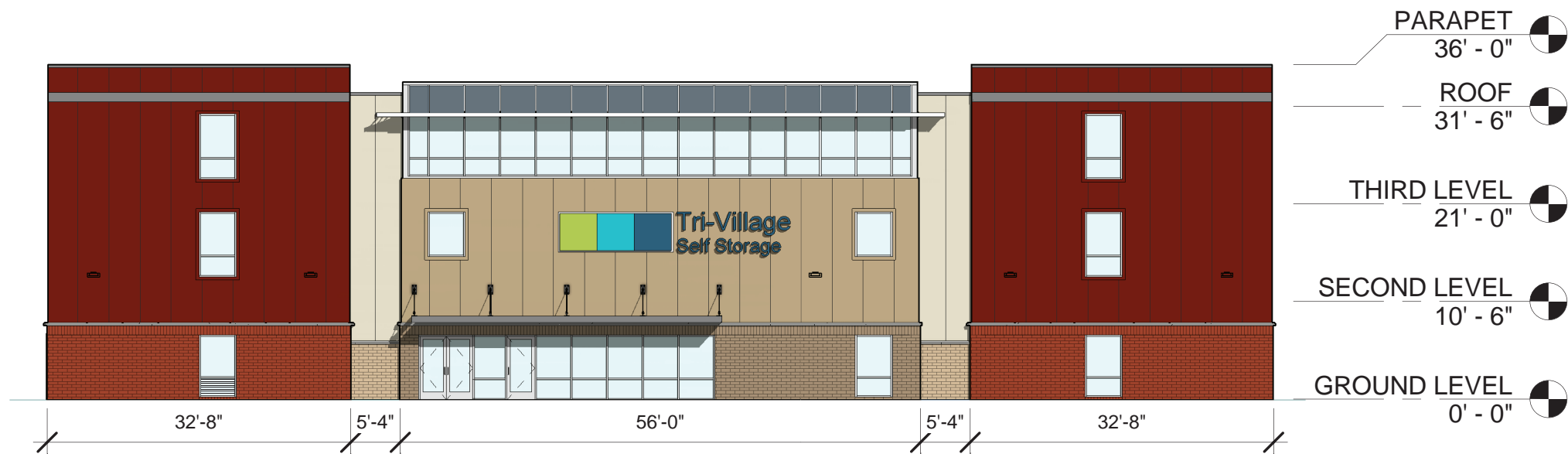


ms consultants, inc.
engineers, architects, planners

FINAL DEVELOPMENT PLAN
TRI-VILLAGE SELF STORAGE
VILLAGE PARK DR
POWELL, OH



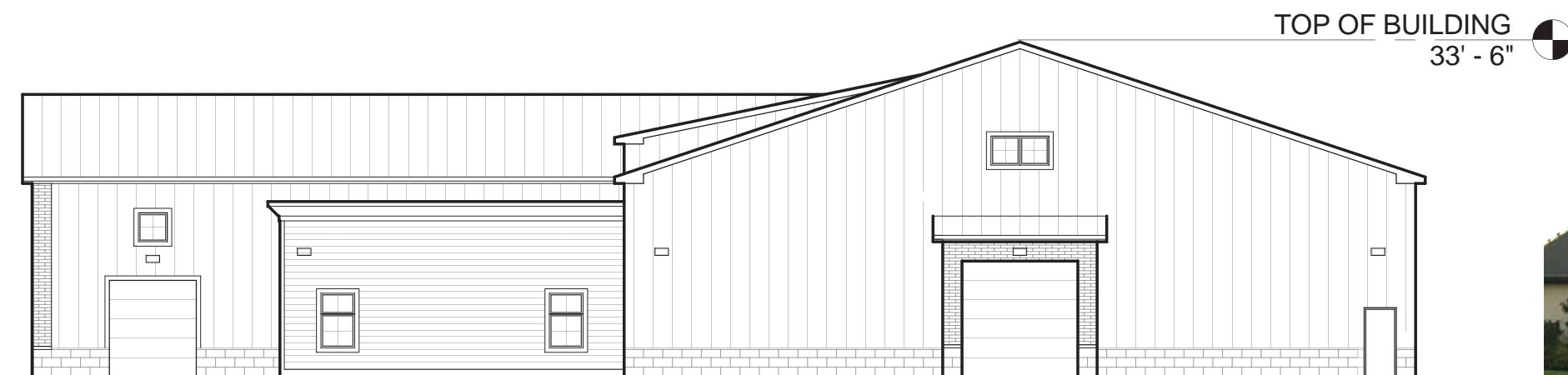
10/12/2016



TRI-VILLAGE SELF STORAGE
PROPOSED BUILDING



ABBOTSGATE SENIOR APARTMENTS
177 Penny Ln, Powell, OH 43065



VIZION ATHLETIX
71 Seldom Seen Rd, Powell, OH 43065



SHEPHERD OF PEACE LUTHERN CHURCH AND CHRISTIAN ACADEMY
520 Village Park Dr, Powell, OH 43065

CONTEXT HEIGHT ANALYSIS

SUPPLEMENTARY

Page 5



©2015 Brexton LLC all rights reserved



ms consultants, inc.
engineers, architects, planners

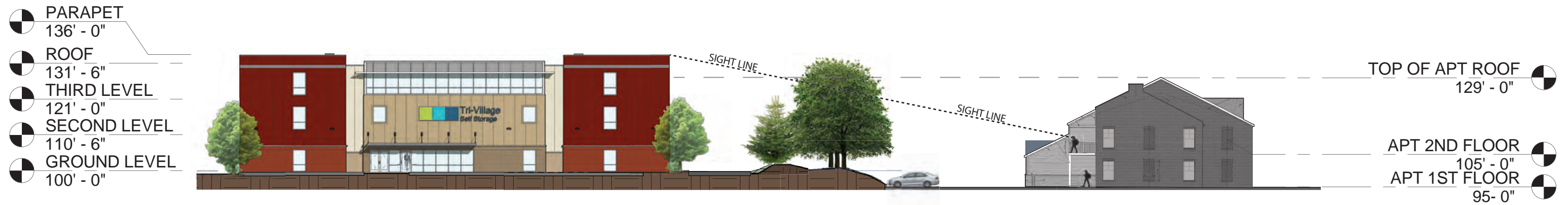
FINAL DEVELOPMENT PLAN
TRI-VILLAGE SELF STORAGE
VILLAGE PARK DR
POWELL, OH



10/12/2016



PARTIAL ROOF PLAN



SITE SECTION

SUPPLEMENTARY

Page 6



©2015 Brexton LLC all rights reserved



ms consultants, inc.
engineers, architects, planners

FINAL DEVELOPMENT PLAN
TRI-VILLAGE SELF STORAGE
VILLAGE PARK DR
POWELL, OH



10/12/2016



AERIAL VIEW OF SITE

EXHIBIT G



©2015 Brexton LLC all rights reserved



ms consultants, inc.
engineers, architects, planners

FINAL DEVELOPMENT PLAN
TRI-VILLAGE SELF STORAGE
VILLAGE PARK DR
POWELL, OH



10/12/2016



WEST PERSPECTIVE RENDERING

SUPPLEMENTARY



©2015 Brexton LLC all rights reserved

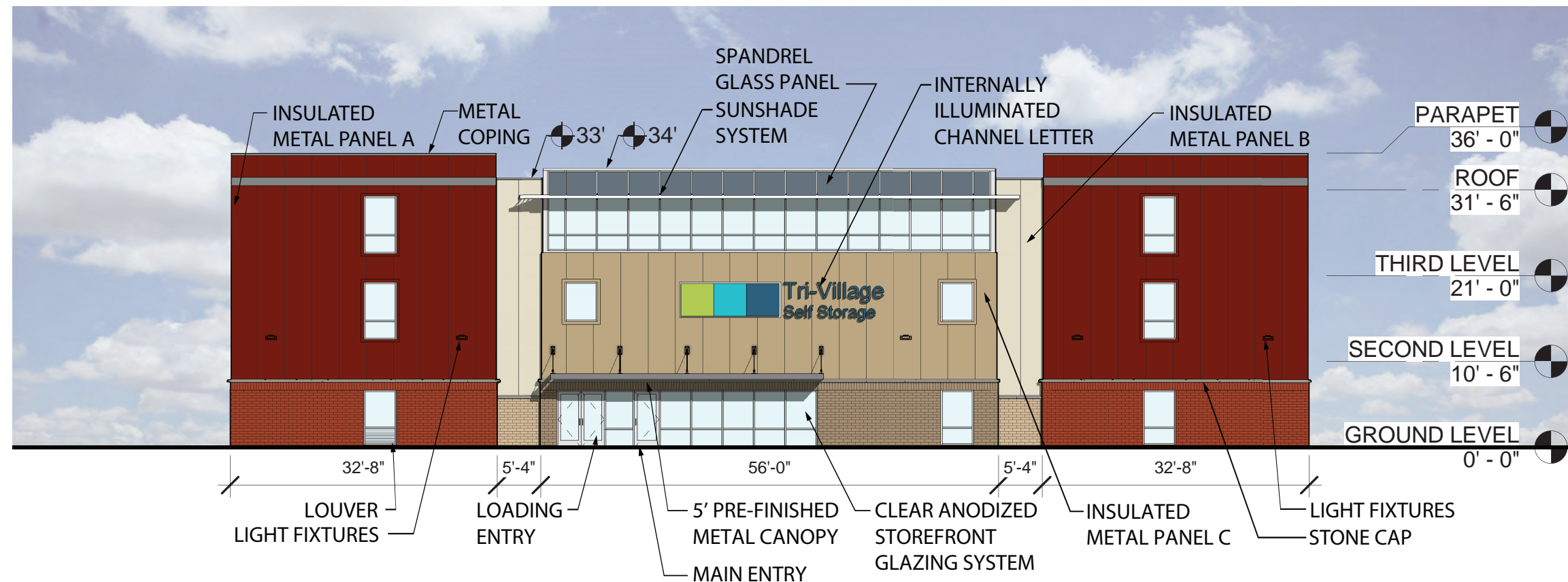


ms consultants, inc.
engineers, architects, planners

FINAL DEVELOPMENT PLAN
TRI-VILLAGE SELF STORAGE
VILLAGE PARK DR
POWELL, OH



10/12/2016

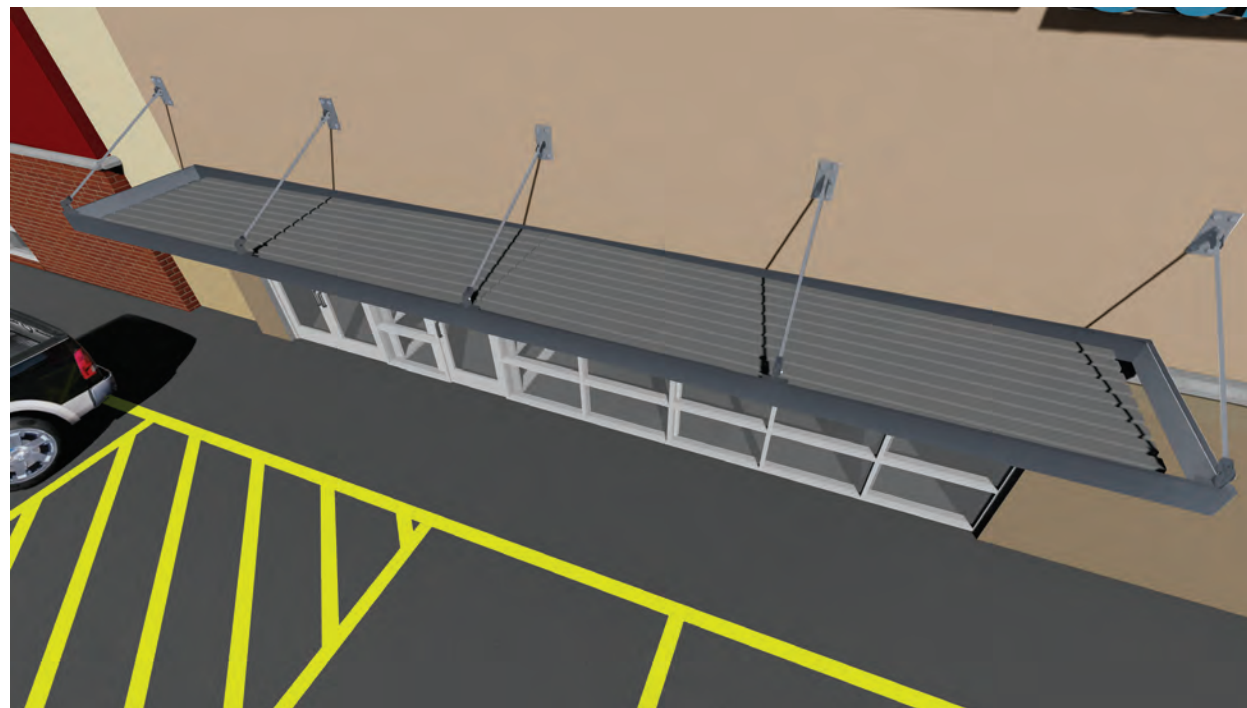


WEST ELEVATION

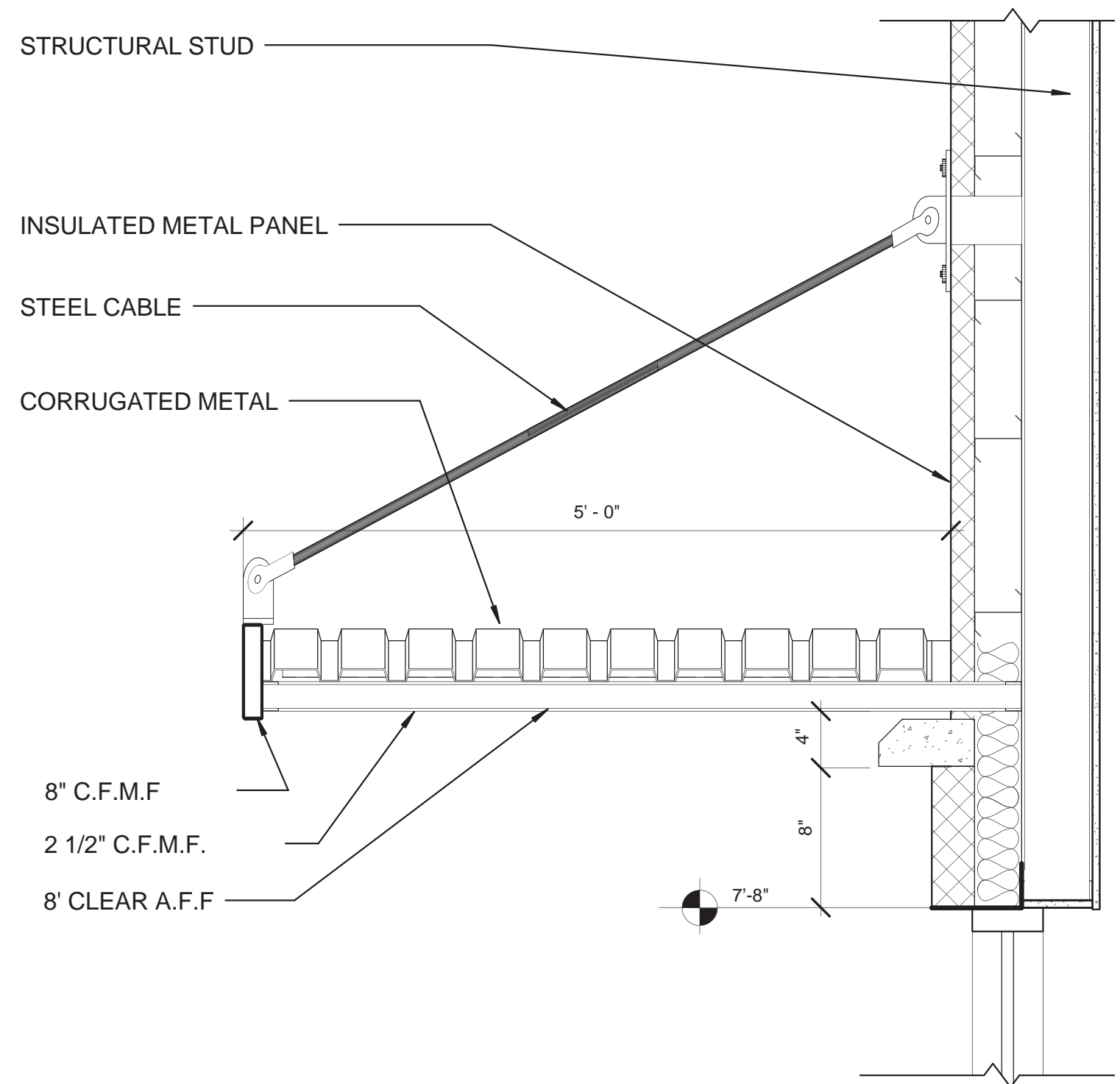
EXHIBIT G



PROPOSED CANOPY WITH LED LIGHTS MOUNTED UNDER CANOPY



PROPOSED CANOPY



CANOPY SECTION DETAIL

SUPPLEMENTARY



©2015 Brexton LLC all rights reserved



ms consultants, inc.
engineers, architects, planners

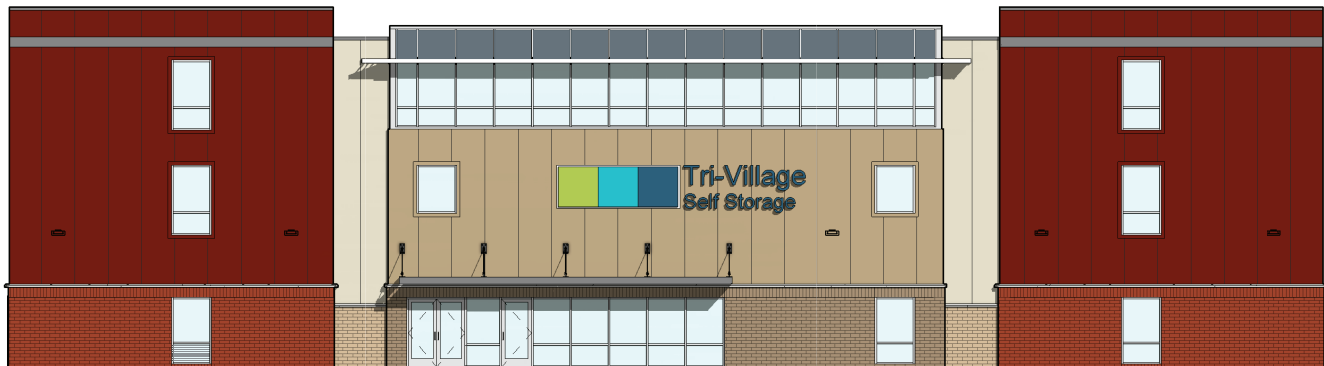
FINAL DEVELOPMENT PLAN
TRI-VILLAGE SELF STORAGE
VILLAGE PARK DR
POWELL, OH



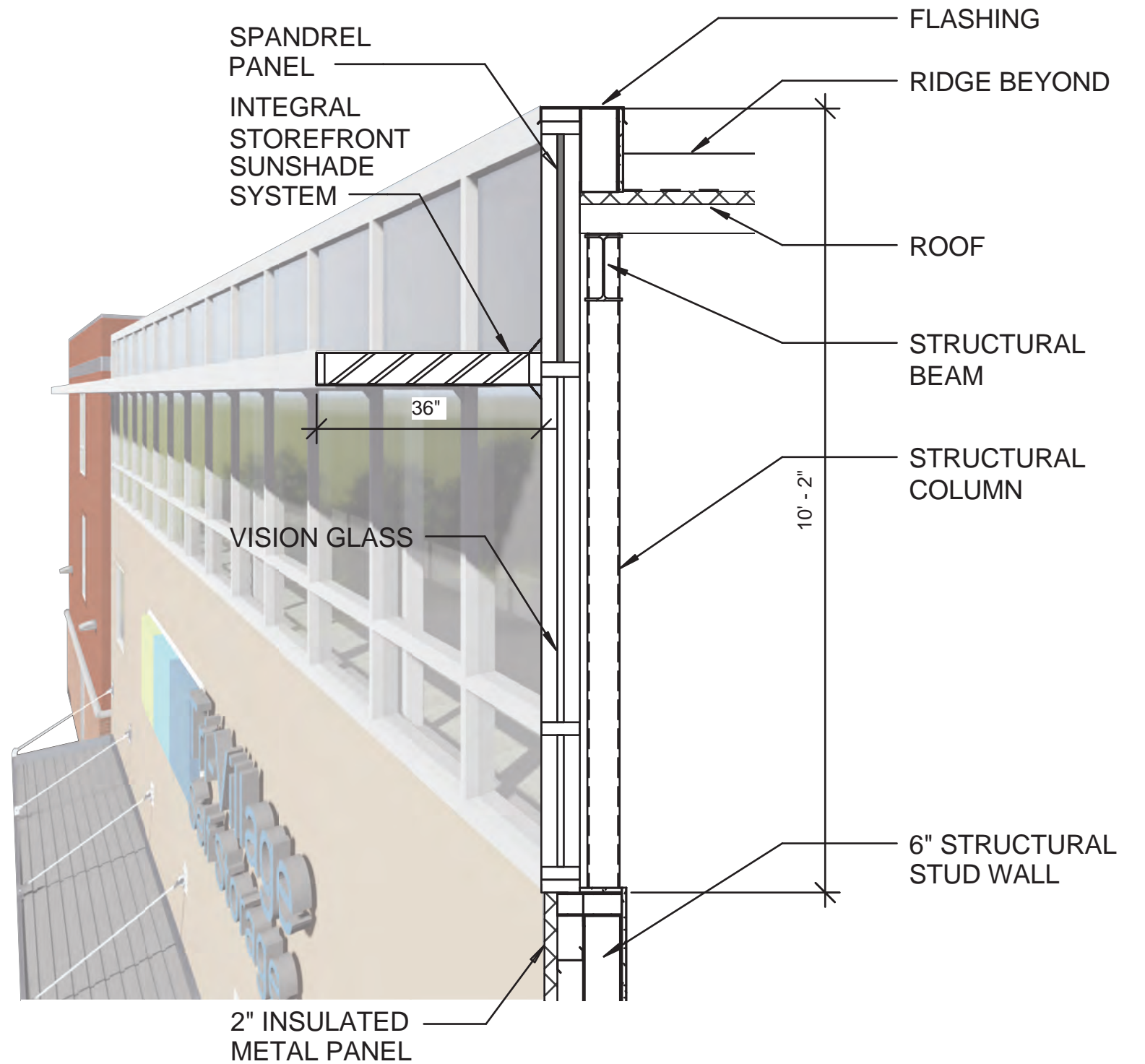
10/12/2016



WEST FACADE PERSPECTIVE



WEST ELEVATION



SUNSHADE & PARAPET DETAILS

SUPPLEMENTARY

FINAL DEVELOPMENT PLAN
 TRI-VILLAGE SELF STORAGE
 VILLAGE PARK DR
 POWELL, OH



©2015 Brexton LLC all rights reserved



ms consultants, inc.
 engineers, architects, planners



10/12/2016

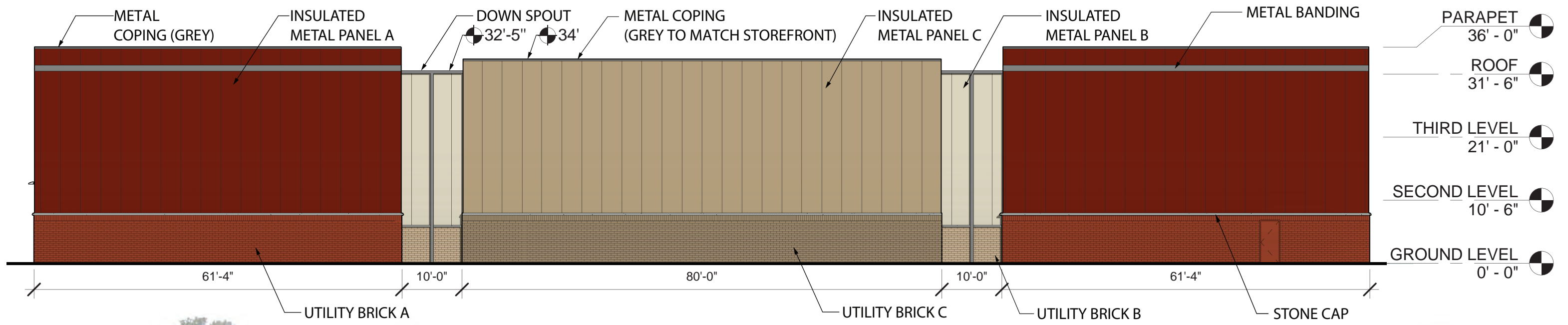
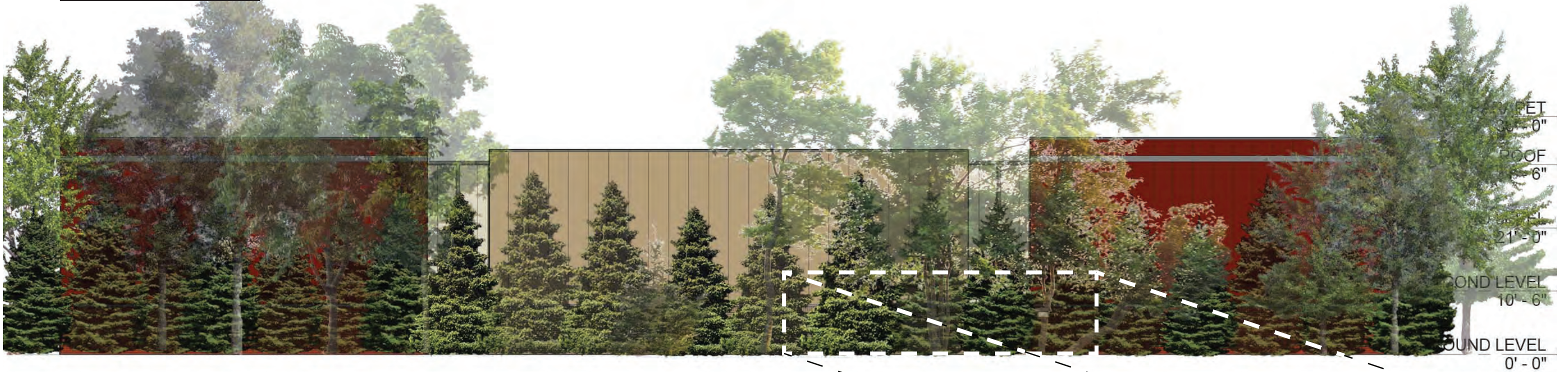
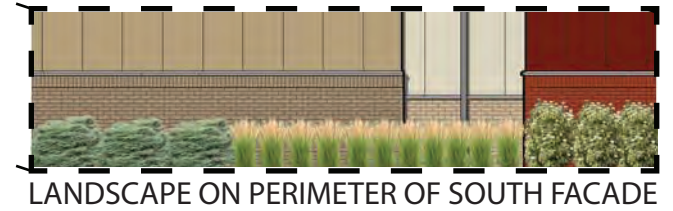


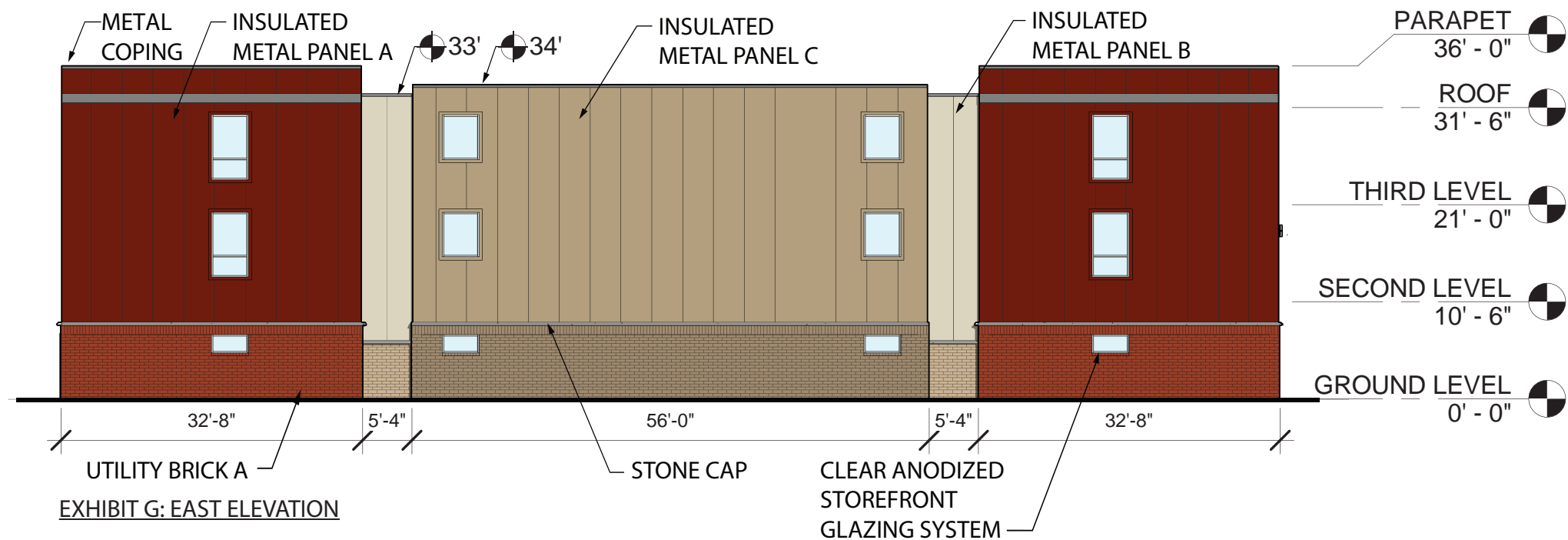
EXHIBIT G: SOUTH ELEVATION



SUPPLEMENTAL: SOUTH ELEVATION W/LANDSCAPE



SOUTH ELEVATION



EAST ELEVATION

Page 13



©2015 Brexton LLC all rights reserved



ms consultants, inc.
engineers, architects, planners

FINAL DEVELOPMENT PLAN
TRI-VILLAGE SELF STORAGE
VILLAGE PARK DR
POWELL, OH



10/12/2016

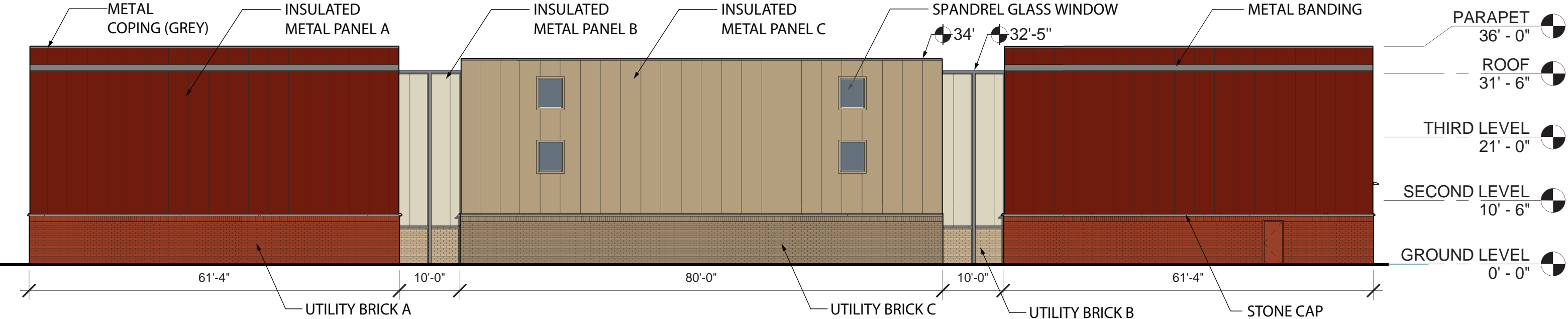


EXHIBIT G: NORTH ELEVATION



SUPPLEMENTAL: NORTH ELEVATION W/LANDSCAPE

NORTH ELEVATION



©2015 Brexton LLC all rights reserved

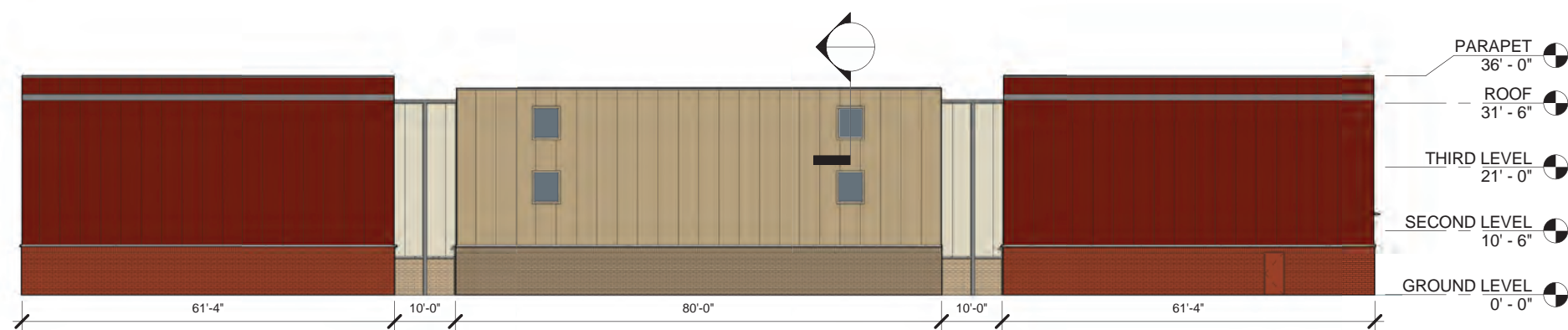


ms consultants, inc.
engineers, architects, planners

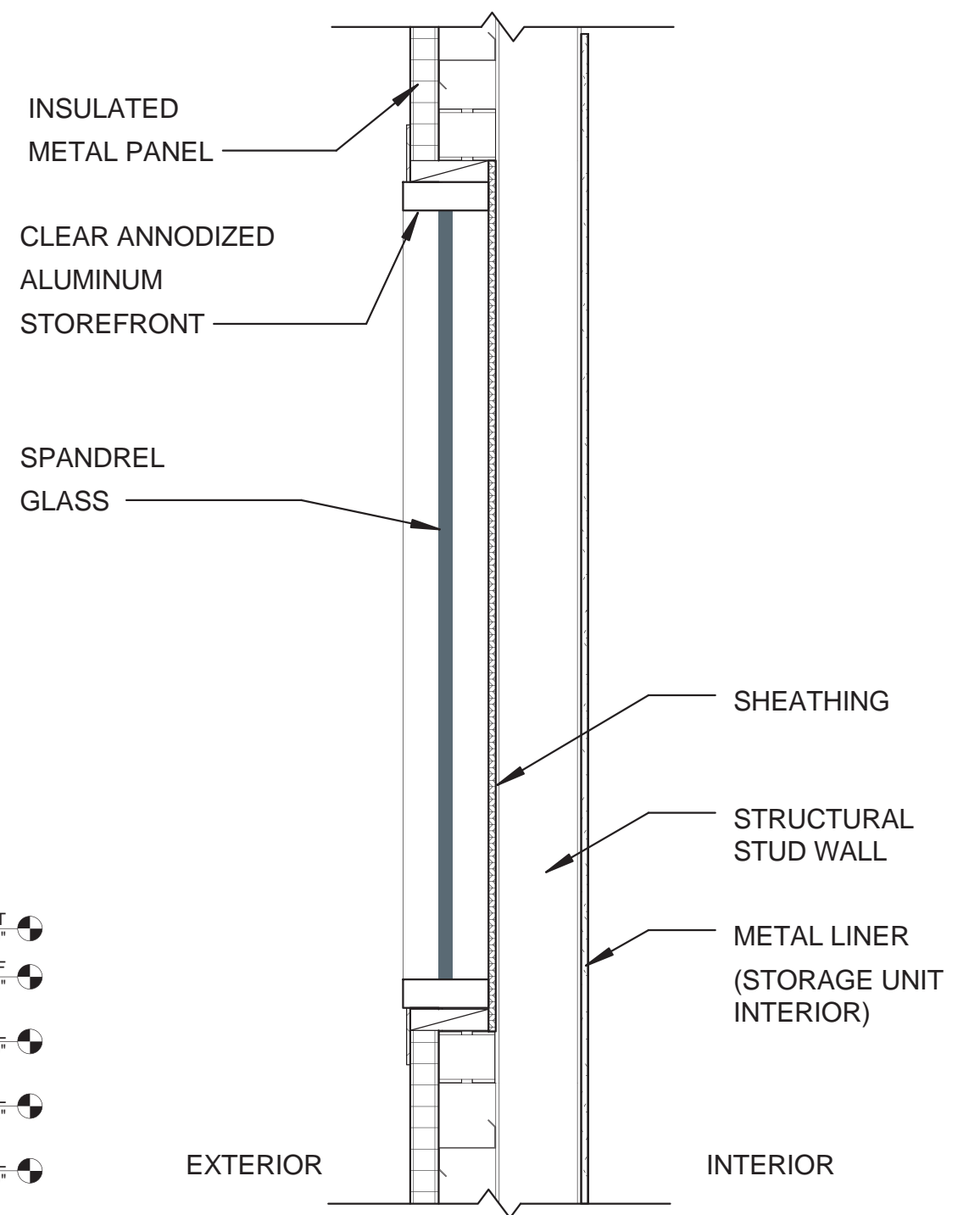
FINAL DEVELOPMENT PLAN
TRI-VILLAGE SELF STORAGE
VILLAGE PARK DR
POWELL, OH



10/12/2016



NORTH ELEVATION



NORTH FACADE WINDOW DETAIL

SUPPLEMENTARY

Page 15



©2015 Brexton llc all rights reserved

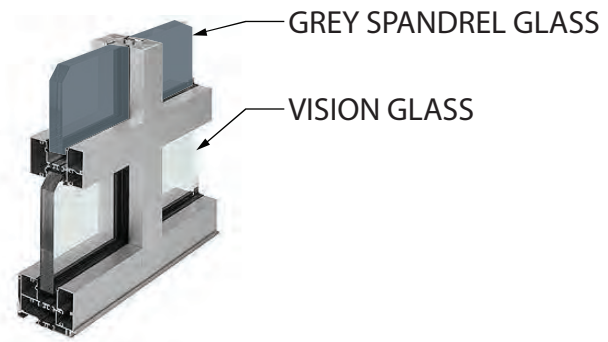


ms consultants, inc.
engineers, architects, planners

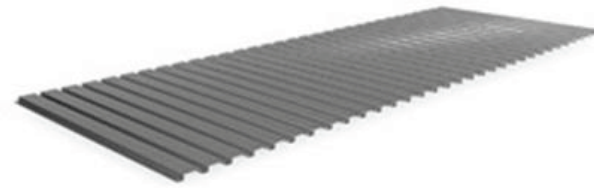
FINAL DEVELOPMENT PLAN
TRI-VILLAGE SELF STORAGE
VILLAGE PARK DR
POWELL, OH



10/12/2016



STOREFRONT GLAZING SYSTEM
COLOR- CLEAR ANODIZED
ALUMINUM



CORRUGATED
METAL -
TOP OF CANOPY



LED WALL
MOUNTED
LIGHT FIXTURE



INSULATED METAL
PANEL A
"COLONIAL RED"



INSULATED METAL
PANEL B
"SANDSTONE"



INSULATED METAL
PANEL C
"SURREY BEIGE"



UTILITY BRICK A
RED FLASH SAND FACE



UTILITY BRICK B
DARK GRAY VELVET



UTILITY BRICK C
41 W/C

MATERIALS

SUPPLEMENTARY

Page 16



©2015 Brexton LLC all rights reserved

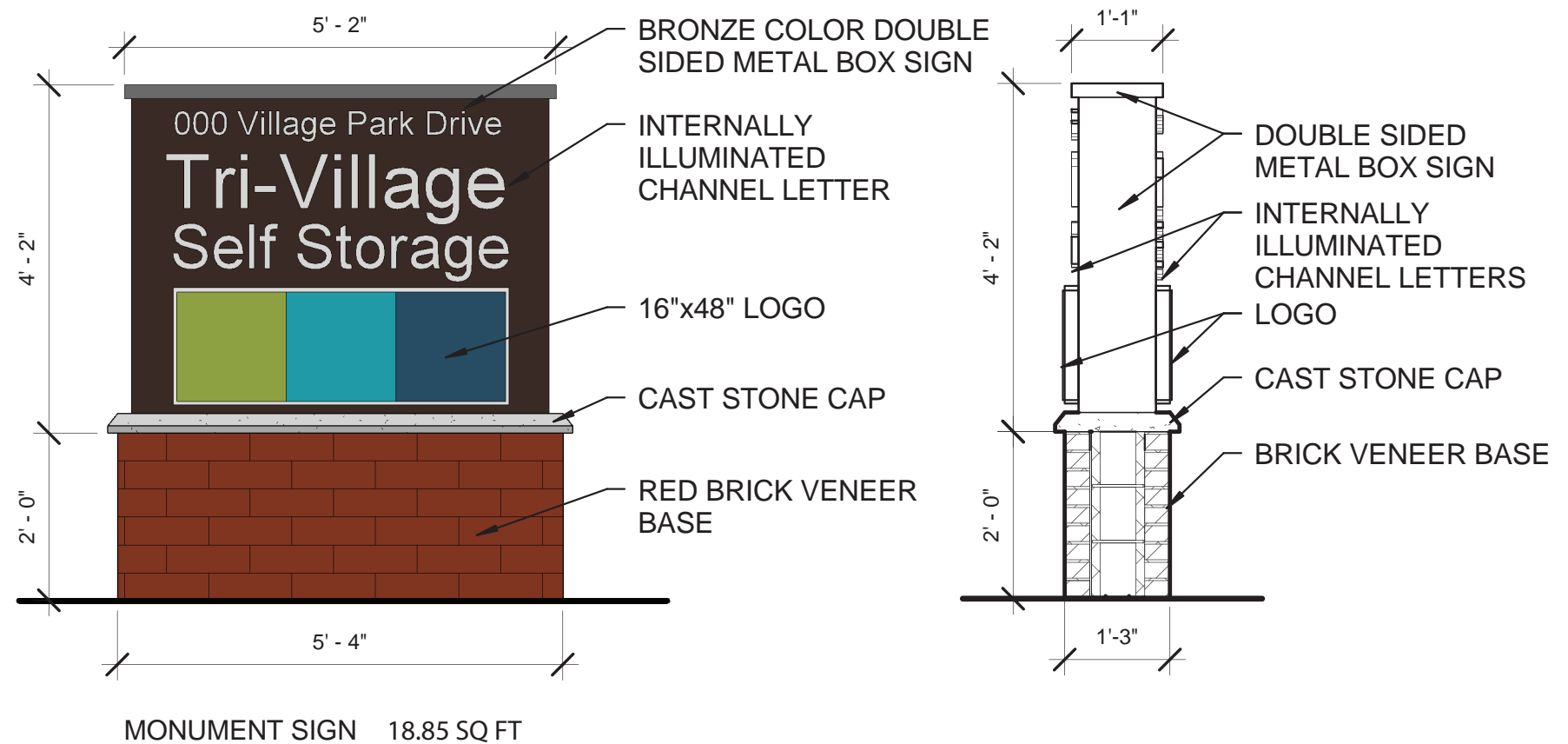
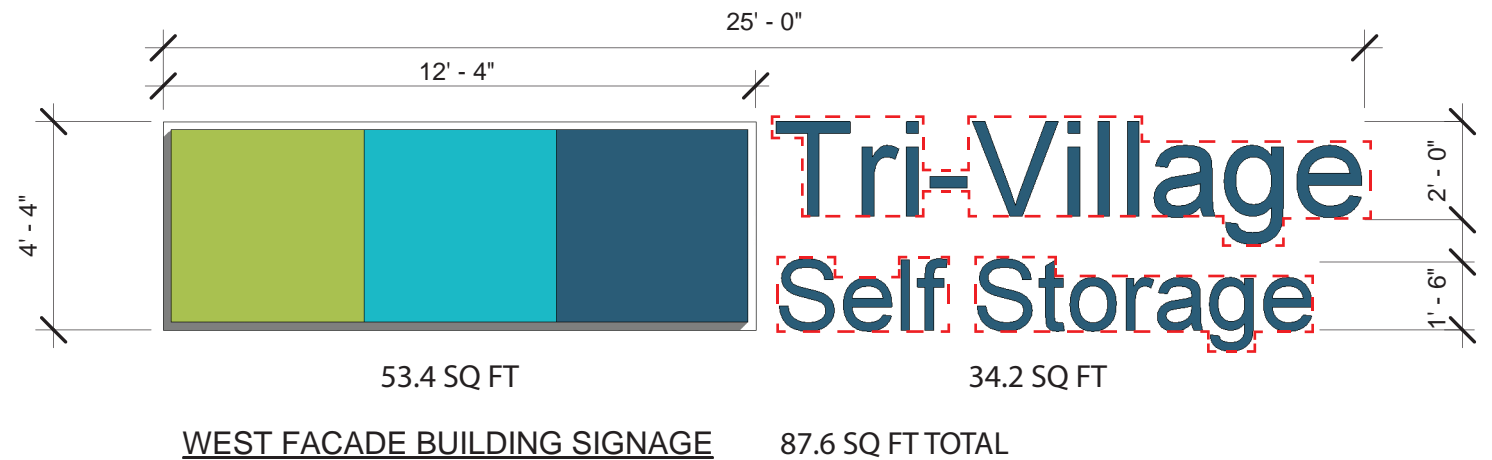
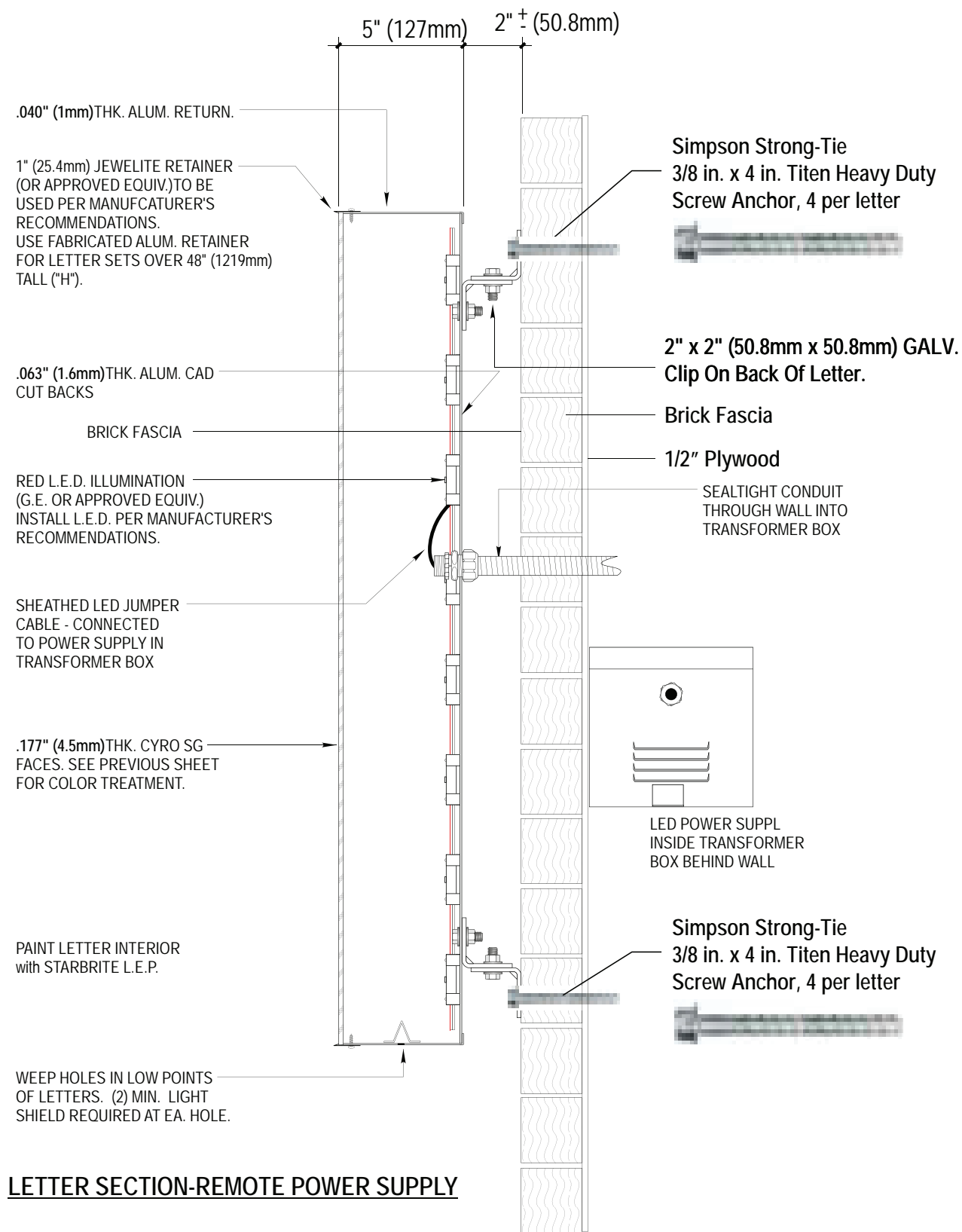


ms consultants, inc.
engineers, architects, planners

FINAL DEVELOPMENT PLAN
TRI-VILLAGE SELF STORAGE
VILLAGE PARK DR
POWELL, OH



10/12/2016



SIGNAGE

EXHIBIT G

Page 17



©2015 Brexton LLC all rights reserved



ms consultants, inc.
engineers, architects, planners

FINAL DEVELOPMENT PLAN
TRI-VILLAGE SELF STORAGE
VILLAGE PARK DR
POWELL, OH



10/12/2016



WEST PERSPECTIVE RENDERING IN CONTEXT

SUPPLEMENTARY

Page 18



©2015 Brexton LLC all rights reserved

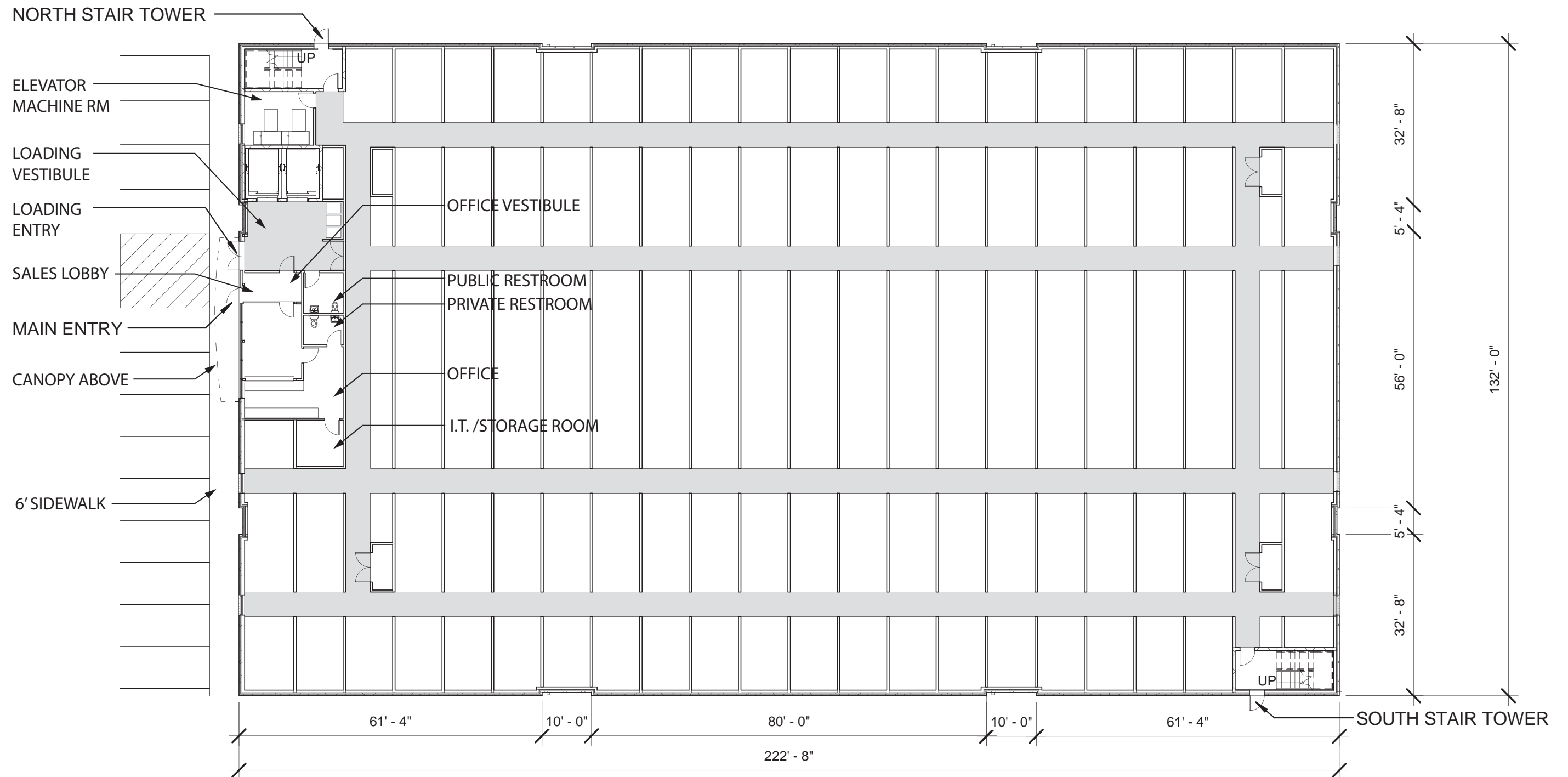


ms consultants, inc.
engineers, architects, planners

FINAL DEVELOPMENT PLAN
TRI-VILLAGE SELF STORAGE
VILLAGE PARK DR
POWELL, OH



10/12/2016



GROUND FLOOR
 GROSS SF: 29,355 Sq Ft
 STORAGE: 20,536 Sq Ft
 CORRIDOR: 5,391 Sq Ft

PRELIMINARY GROUND PLAN

SUPPLEMENTARY

Page 20



©2015 Brexton LLC all rights reserved

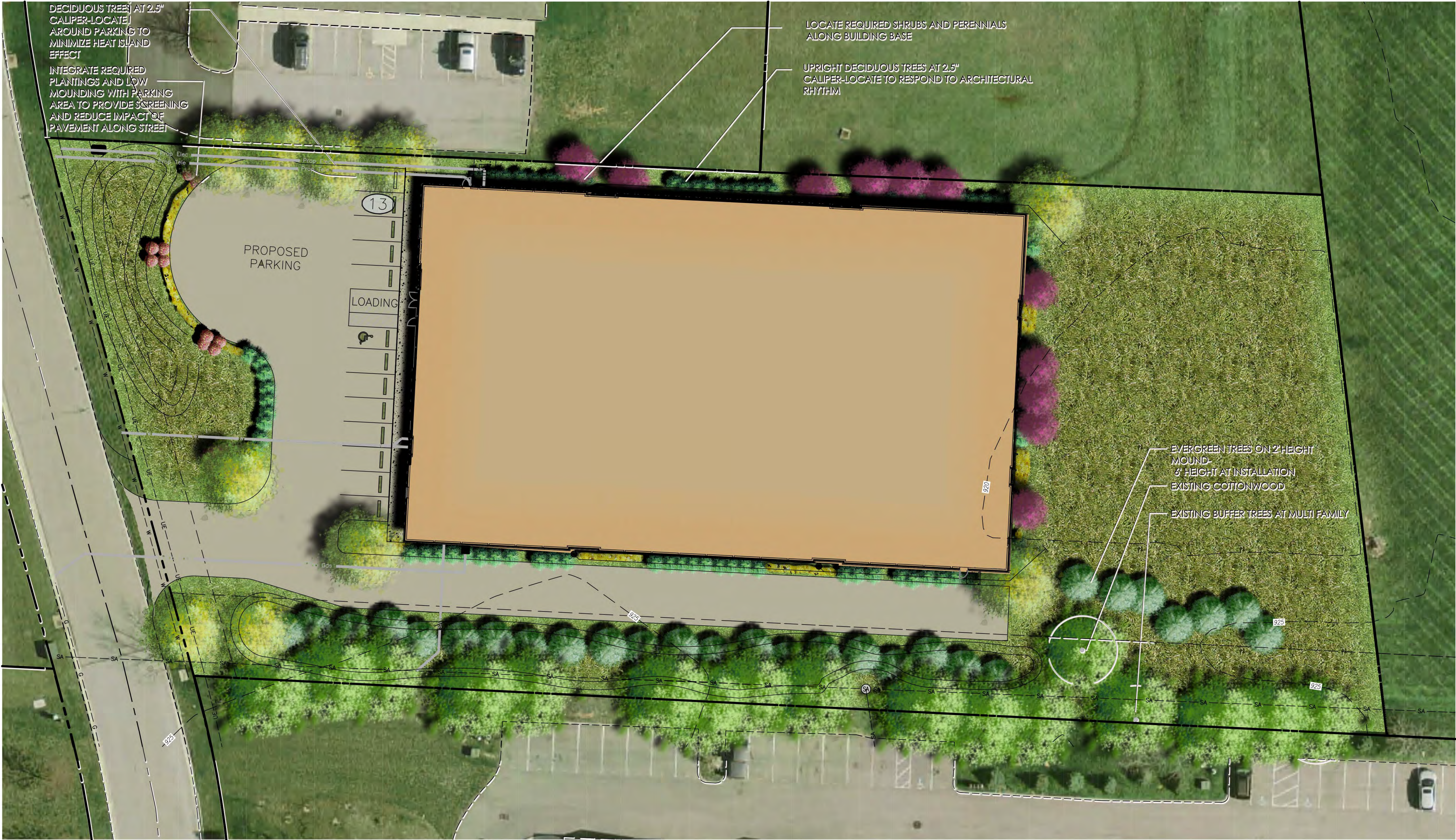


ms consultants, inc.
engineers, architects, planners

FINAL DEVELOPMENT PLAN
 TRI-VILLAGE SELF STORAGE
 VILLAGE PARK DR
 POWELL, OH

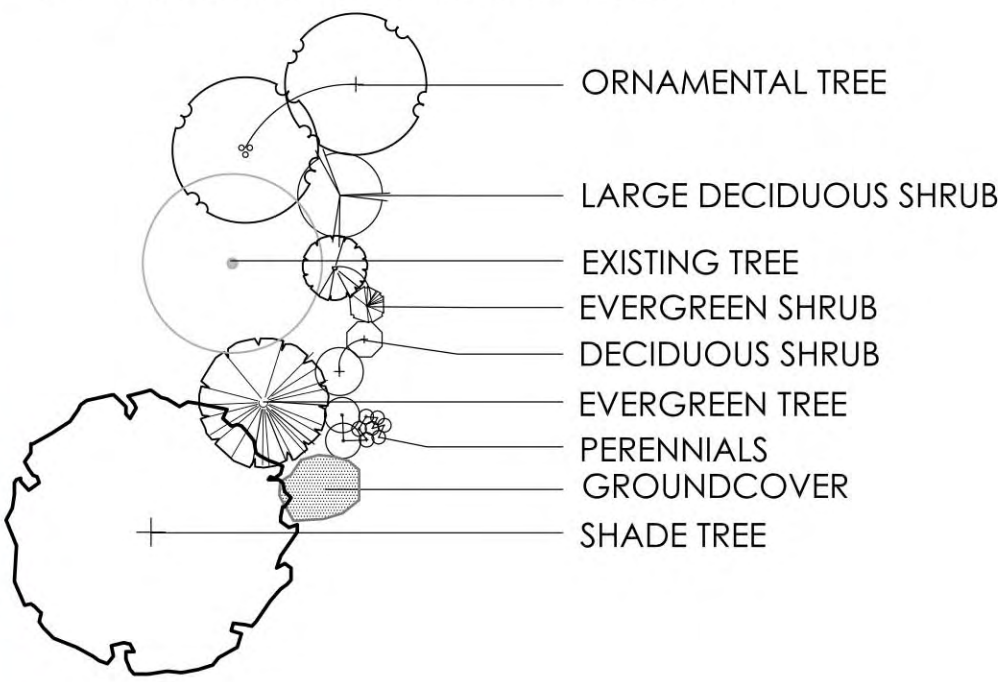


10/12/2016



PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



1145.32 BLDG. FOUNDATION REQ.'S

REQUIRED	PROPOSED
MINIMUM: 70% PLANTED 5 SHRUBS/40 L.F. PERIMETER (90)	MINIMUM: 71% PLANTED 90 SHRUBS FOR 719 L.F. PERIMETER
10 PERENNIALS OR ANNUALS/40 L.F. PERIMETER (180)	190 PERENNIALS OR ANNUALS FOR 719 L.F. PERIMETER

1145.30 MINIMUM REQ.'D TREES

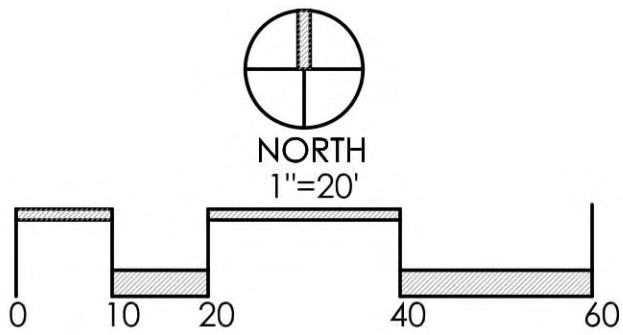
REQUIRED	PROPOSED
MIN. OF 47 CALIPER INCHES FOR +/-45,115 SQ. FT. OF COVERAGE	19 TREES @ 2.5" CAL. FOR 42.5 TOTAL CALIPER INCHES

1145.31 PARKING AREA TREE REQ.'S

REQUIRED	PROPOSED
MIN. 1 TREE @ 1 1/2" CAL. PER 8 SPACES	2 TREES @ 1 1/2" CAL. FOR 12 SPACES

REQUIRED	PROPOSED
EACH PLANNED INDUSTRIAL DISTRICT SHALL BE BUFFERED AT ITS PERIMETER FROM ADJACENT RESIDENCES, RESIDENTIAL ZONES, RESIDENTIAL AREAS OF PLANNED DISTRICTS, CHURCH SITES, PUBLIC AND PRIVATE PARKLAND, AND/OR PUBLIC ROADS WITH DENSE PLANTING STRIPS NO LESS THAN SIXTY (60) FEET DEEP LOCATED ON THE PLANNED INDUSTRIAL SITE NONRESIDENTIAL BUILDINGS OR USES SHALL NOT BE LOCATED NOR CONDUCTED CLOSER THAN FORTY (40) FEET TO ANY LOT LINE OF A RESIDENTIAL DISTRICT, EXCEPT THAT THE MINIMUM YARD REQUIREMENTS MAY BE REDUCED TO FIFTY (50) PERCENT OF THE REQUIREMENT IF ACCEPTABLE LANDSCAPING OR SCREENING APPROVED BY THE ZONING ADMINISTRATOR IS PROVIDED. SUCH SCREENING SHALL BE A MASONRY WALL OR SOLID FENCE BETWEEN FOUR (4) AND EIGHT (8) FEET IN HEIGHT MAINTAINED IN GOOD CONDITION AND FREE OF ALL ADVERTISING OR OTHER SIGNS. LANDSCAPING PROVIDED IN LIEU OF SUCH WALL OR FENCE SHALL CONSIST OF A STRIP OF LAND NOT LESS THAN TWENTY (20) FEET IN WIDTH PLANTED WITH AN EVERGREEN HEDGE OR DENSE PLANTING OR EVERGREEN SHRUBS NOT LESS THAN FOUR (4) FEET IN HEIGHT AT THE TIME OF PLANTING.	50' +/- SETBACK 2-3' HEIGHT MOUND DENSE EVERGREEN PLANTINGS AT 6' HEIGHT MIN

PRELIMINARY
NOT FOR CONSTRUCTION



REVISIONS

SUPPLEMENTARY
ILLUSTRATIVE PLAN

TVSS VILLAGE PARK

PREPARED FOR
BREXTON
815 GRANDVIEW AVENUE
SUITE 300 COLUMBUS, OH 43215

Faris Planning & Design

LAND PLANNING LANDSCAPE ARCHITECTURE
243 N. 5th Street
Suite 401
Columbus, OH 43215
P (614) 487-1964
www.farisplanninganddesign.com

DATE

9/26/16

PROJECT

XXXXXX

SHEET

ILL-1